Davidson County DEEDWARR
Recvd: 11/04/04 14:43 3pgs
Fees:18.00 Taxes:518.00
20041104-0133280

2

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Mary N Rowe
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of October, 2004.

Notary Public

My Commission Expires: 11/2/05

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires 11/02/05

WARRANTY DEED
THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mary N. Rowe and Jonathan Rowe
3316 Penn Meade Way
Nashville, Tennessee 37214

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
052-13-0-B-289.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James R. Layton, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Mary N. Rowe and husband, Jonathan Rowe** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

3316 Penn Meade Way, Nashville, TN 37214

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of River Glen, Phase Three, Section Two, of record in Plat Instrument No. 20020917-00113231, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to James R. Layton, unmarried, by Warranty Deed from NVR Mortgage, Inc., a Virginia Corporation, Trading as Fox Ridge Homes, of record in Instrument No.. 20021202-0147803, Register's Office for Davidson County, Tennessee, dated November 25, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Instrument No. 20020917-0113231, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Instrument No. 20020425-0051349, Register's Office for Davidson County, Tennessee.

Easement for Water and Sewer of record in Book 7061, Page 196, Register's Office for Davidson County, Tennessee.

Easement for Storm Water Detention Agreement of record in Instrument No. 20010816-0088874, Register's Office for Davidson County, Tennessee.

Easement of record in Book 7296, page 484, Book 11030, page 731, and Book 3961, page 681, Register's Office for Davidson County, Tennessee.

Subject to all matters on the plan of record in Book 6900, Page 650 and 651, and in Book 6900, Page 671, Register's Office for Davidson County, Tennessee.

Subject to all matters on the Plan of River Glen Open Space One, Part of a Planned Unit Development of record in Instrument No. 20030319-0036614, Register's Office for Davidson County, Tennessee.

Subject to right of others in and to the common areas and/or elements of River Glen.

Subject to lien for special assessments as contained in the restrictions.

HOA Charter of record in Book 8069, Page 158, and Instrument No. 20020425-0051348, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Instrument No. 20020503-0054718, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 3316 Penn Meade Way, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29th day of October, 2004.

James R. Layton by Felicia Mayo attorney in fact

James R. Layton

11589-BP

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Felicia Mays with whom I am personally acquainted and who proved herself to be the attorney in fact of James R. Layton and who being authorized to do so acknowledged that he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of October, 2004.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires 11/02/05

11589-BP