This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2
P. O. BOX 140255
Nashville, Tennessee 37214

Send Tax Bill NEW OWNER:
Suzanne E. Grady
2629 Hibbitts Road
Nashville, Tennessee 37214

Davidson County DEEDWARR
Recvd: 11/12/04 11:42 2pgs
Fees:13.00 Taxes:399.60
20041112-0136223

MORTGAGEE:
Accredited Home Loans, Inc.
5500 Interstate North Parkway, Suite 300
Atlanta, GA 30328

MAP **19-095.12**
GROUP **0A**
PARCEL **191.00 CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **C Darlene LLC, a Tennessee limited liability company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Suzanne E. Grady, unmarried**, hereinafter called the GRANTEE, her representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 17 on the Plan of Final Plat of Lakeland, Phase Two, Section Two of record in Plat Book 7900, page 103, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to C Darlene LLC by deed from Wesley N. Williams dated September 16, 2004, of record in Instrument no. 20040920-0113203, Register's Office for Davidson County, Tennessee.

This is improved property known as 2629 Hibbitts Road, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.
2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
3. Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Book 6781, page 163, Book 7397, page 831, Book 7826, page 462, Book 7826, page 807, Book 7826, page 474, Book 8079, page 800, Davidson County, Tennessee Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
4. Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 7900, page 103, said Register's Office.
5. Subject to easements , set forth in an instruments of record in Book 4925, page 65, Book 4286, page 864, Book 4754, page 522, Book 2145, page 20, Book 2017, page 592, Book 7628, page 596, Book 7628, page 590, Davidson County, Tennessee Register's Office.
6. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 7900, page 103, Register's Office for Davidson County, Tennessee.
7. Articles of Incorporation contained in an instrument of record in Book 7820, page 601, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

10. Subject to a common area of record in Book 8068, page 686 Davidson County, Tennessee Register's Office.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 10th day of November, 2004.

C Darlene LLC

Cynthia Porter

By: Cynthia Porter, Chief Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Cynthia Porter**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **Chief Manager** of **C Darlene LLC**, the within named bargainor, a corporation, and that she as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 10th day of November, 2004.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

My Commission Expires:

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $108,000.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of November, 2004.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

My Commission Expires: