Davidson County DEEDWARR
Recvd: 11/16/04 11:35 2pgs
Fees:13.00 Taxes:1039.70

20041116-0137422

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 281,000.00

Cheryl Mote
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of November, 2004

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Timothy Michael Strobl	Mortgage Company of America	Map 160
636 Palisades Court	2416 21st Ave. South	Group 16-0-B
Brentwood, TN 37207	Nashville, TN 37212	Parcel 97 CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Larry Prater d/b/a Larry Prater Construction

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Timothy Michael Strobl, unmarried
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 121, on the Plan of Revision One, Section One, Brentwood Chase, of record in Plat Book 9700, Pages 936-941, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Larry Prater by deed from Wilson Concord, L.P., a Tennessee Limited Partnership, of record in Instrument 20030728-0105195, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 200005310053798; Instrument 200008310086366; and Instrument 20030728-0105194, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 9700, Pages 936-941, said Register's Office; (3) All matters appearing on the PUD Boundary Plan of record in Plat Book 9700, Pages 653 and 654, said Register's Office; (4) Easement for Water Mains of record in Book 8731, Page 320, said Register's Office; (5) Deed to State of Tennessee of record in Book 7902, Page 389, said Register's Office; (6) Storm Water Detention Agreement of record in Book 11115, Pages 281 and 286, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 636 Palisades Court, Brentwood, TN 37207

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 12th day of November, 2004.

Larry Prater d/b/a Larry Prater Construction

BY: Larry Prater
Larry Prater

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry Prater d/b/a Larry Prater Construction, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of November, 2004.

My Commission Expires: 01/29/05

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.