Davidson County DEEDWARR
Recvd: 11/16/04 12:57 2pgs
Fees:13.00 Taxes:814.00

20041116-0137497

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Deborah L Cable
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of November, 2004.

LINDA W. HARVELL NOTARY PUBLIC AT LARGE

Linda W. Harvell
Notary Public

My Commission Expires: 10-3-06

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:
Herbert W. Borleis
329 Spicewood Lane
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
181-010A-216.00

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, **William L. Ambrose and wife, Diana L. Ambrose** hereinafter referred to as Grantors, hereby transfers and conveys to **Herbert W. Borleis and wife, Patricia A. Borleis** 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:

LAND in Davidson County, Tennessee, being lot no. 107 on the Plan of Sugar Valley Section 6, a Planned Unit Development,of record in Instrument No. 20020321-0034914, Register's office for said county, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to William L. Ambrose and wife, Diana L. Ambrose by warranty deed from Lifestyle Homes, L.P. of record at Instrument No. 20030410-0047747, Register's Office for Davidson County, Tennessee, dated April 7, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record at Instrument No.200203210034914, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 11069, Page 14, and at Instrument No. 200204100044276 and 200402030013041, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 11069, Page 6, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record at Instrument No. 200004250041128, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 11069, Page 24, Register's Office for Davidson County, Tennessee.

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 to Davidson County Trustee..

This is improved property known as 329 Spicewood Lane, Nashville, Tennessee 37211.

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 15th day of November, 2004.

William L. Ambrose

William L. Ambrose

Diana L. Ambrose

Diana L. Ambrose

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 William L. Ambrose and Diana L. Ambrose and wife, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of November, 2004.

Notary Public

My Commission Expires: 11-22-08

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

11721-BW