THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23559-10-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $145,000.00. Jacquelyn L. Dever Affiant Subscribed and sworn to before me this 11th day of November, 2004. J. Michael Morgan Notary Public NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE My Commission Expires

WARRANTY DEED

Address New Owner: Jacquelyn L. Dever 709 Bradford Hills Cove Nashville, TN 37211	**Send Tax Bills To:** American Home Mortgage 216 Centerview Drive, Suite 102 Brentwood, TN 37027	**Tax Information:** Map No.172.12-0A Parcel No. 035.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Craig B. Dever**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacquelyn L. Dever, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 709 Bradford Hills Cove, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of November, 2004.

Craig B. Dever

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Craig B. Dever**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of November, 2004.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 11/16/04 14:46 2pgs
Fees:13.00 Taxes:536.50

20041116-0137665

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Section One Bradford Hills, as of record in Plat Book 7900, page 110-112, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Craig B. Dever by deed dated 11/30/95 from Ronald Hammontree, Jr. et ux, Martina J. Hammontree of record in Book 9876, page 580, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 County Taxes which have been paid and assumed by the Grantee.
2. By-Laws of Brandford Hills Homeowner's Association, Inc., of record in Book 8071, page 531, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Branford Hills Homeowner's Association, Inc. of record in Book 8154, page 304 and Book 9779, page 672, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Branford Hills Homeowner's Association, Inc. of record in Book 8071, page 520, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7690, page 260, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 7900, page 6, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 7900, pages 110-112, Register's Office for Davidson County, Tennessee.
8. Easement of record in Book 1113, page 606 and Book 1318, page 441, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Book 8292, page 753, Register's Office for Davidson County, Tennessee.