

Davidson County DEEDWARR
Recvd: 12/22/04 13:14 2pgs
Fees:13.00 Taxes:617.90
20041222-0152238

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Amanda M Clark
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 13th day of December, 2004.

Amy Leathers
Notary Public

My Commission Expires: 9/20/08

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:
Angela Lee Masters
1213 Crestfield Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
172.12-B-85.00CO

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, **Matthew P. Work and wife, Cheri C. Work** hereinafter referred to as Grantors, hereby transfers and conveys to **Angela Lee Master, unmarried** 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. 390 on the Plan of Bradford Hills, Section 6 of record in plat book 7900, page 6 and amended in plat book 7900, page 290, Register's Office for County to which reference is mead for a more complete description.

Being the same property conveyed to Matthew P. Work and wife, Cheri C. Work by warranty deed from Stacey M. Peters and Jane W. Mince of record in book 11009, page 189, Register's Office for Davidson County, Tennessee. dated June 25, 1998.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Page 290, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8069, Page 170, book 8374, page 591, book 8267, page 616, book 8267, page 618, book 8372, page 901, book 8522, page 853, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8071, Page 520, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 8154, Page 304, book 9779, page 672, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8071, Page 531, Register's Office for Davidson County, Tennessee.

All matters on plat in book 7900, page 6, Register's Office for Davidson County, Tennessee.

Taxes for the year(s) 2005 and thereafter, a lien not yet due and payable.

This is improved property known as 1213 Crestfield Drive, 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 13th day of December, 2004.

Matthew P. Work

Cheri C. Work

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 Matthew P. Work and Cheri C. Work, 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 13th day of December, 2004.

Notary Public

My Commission Expires: 11/2/05

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

11692-BW