STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 16th day of December, 2004.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Notary Public

My Commission Expires: MY COMM. EXP. 10/22/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/29/04 09:32 2pgs
Fees:13.00 Taxes:518.00
20041229-0153575

ADDRESS NEW OWNER(S) AS FOLLOWS:
Melinda C. Rikli
5253 Village Trace
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
1061-100-B-151.000CO

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, **Virginia F. Lange n/k/a Virginia F. Poag, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Melinda C. Rikli** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 11 on the Plan of Villages of Brentwood, Phase Twelve of record in Plat Book 7900, Page 713, Register;s office for Davidson County, Tennessee to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Virginia F. Lange by Quitclaim Deed from Darrell W. Lange of record in book 11745, page 791, Register's Office for Davidson County, Tennessee, dated December 28, 1998.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Page 713, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6143, Page 11, Book 7207, Page 251, Register's Office for Davidson County, Tennessee.

Easement for Ingress\Egress of record in Book 3501, Page 604, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 6158, Page 352, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 9718, Page 624, Book 9728, Page 489, 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.

This is improved property known as 5253 Village Trace, 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 16th day of December, 2004.

Virginia F. Poag

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 Virginia F. Poag, 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 16th day of December, 2004.

Notary Public

My Commission Expires: 11-2005

DONALD R. BARRETT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

11946-BW