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. 23853-02-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $475,000.00. Affiant Subscribed and sworn to before me this 8th day of February, 2005. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Michael Gold 6405 Worchester Dr. Nashville, TN 37221	**Send Tax Bills To:** Nashville Bank & Trust 4525 Harding Road Nashville, TN 37205	**Tax Information:** Map No.130.12-0A Parcel No. 061.00-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, **Debra F. Bloom, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Gold, married** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 7 Northumberland, Nashville, TN 37215

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 8th day of February, 2005.

Debra F. Bloom

Davidson County DEEDWARR
Recvd: 02/11/05 14:36 2 pgs
Fees:13.00 Taxes:1757.50
20050211-0016132

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 8th day of February, 2005.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Northumberland, as of record in Plat Book 6250, pages 128 and 129 amended by surveyors certificate of correction in Book 6386, page 194, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Mark J. Bloom and wife, Debra F. Bloom by deed dated March 24, 1988 from Roger L. Boeve of record in Book 7498, page 897, Register's Office for Davidson County, Tennessee. Being further conveyed to Debra F. Bloom by Quitclaim Deed from Mark J. Bloom of record in Book 7837, page 289.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Declaration of Covenants, Conditions By-Laws and Restrictions for Northumberland, of record in Book 6377, page 18 re-recorded in Book 6545, page 799, amended in Book 7663, page 468, Book 8919, page 45, Book 8990, page 50, Book 11298, page 935, amended and restated in Instrument No. 20010629-0068967, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. Charter of Incorporation of Northumberland Homeowners' Association, Inc. of record in Book 6493, page 884 amended in Book 7545, page 405 and in Book 7841, page 73, 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 6434, page 786, Book 6548, page 98 and Book 6581, pages 77 and 80, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 1130, page 7, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 6250, pages 128 and 129 amended in Book 6386, page 194, Register's Office for Davidson County, Tennessee.
8. Easement of record in Book 1181, page 486, Register's Office for Davidson County, Tennessee.
9. Easement for waterline of record in Book 1108, page 379, Register's Office for Davidson County, Tennessee.
10. Easement to Nashville Electric Service of record in Book 2296, page 303, Register's Office for Davidson County, Tennessee.