THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $309,900.00. Patricia Green Affiant Subscribed and sworn to before me this 18th day of February, 2005. Elaine Evensmeyer Notary Public My Commission Expires: 1-24-09

ELAINE EVENSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

~~Record & Return To:~~
First Title & Escrow Co., Inc.
FTEC File No. 23884-02-2005
Return to: Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027
D-0492

Davidson County DEEDWARR
Recvd: 03/07/05 08:21 2 pgs
Fees:13.00 Taxes:1146.63
20050307-0024530

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Deborah D. Dover 1508 Forrest Oaks Place Nashville, TN 37221	Wells Fargo Bank, NA P. O. Box 5137 Des Moines, IA 50306-5137	Map No 155-07-0-.A Parcel No. 008.00

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, **Gregory O'Brien and Susan Levy**, husband and wife ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Deborah D. Dover, 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 1508 Forrest Oaks Place, Nashville, TN 37221

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 18th day of February, 2005.

Gregory John O'Brien by A.I.F. Susan Levy

Gregory O'Brien
By Susan Marie Levy, Attorney-in-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 18th day of February, 2005.

J. Michael Morgan
Notary Public

My Commission Expires:

MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Susan Marie Levy, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said Gregory O'Brien and is authorized by the said Gregory O'Brien to execute this instrument on his behalf.

Witness my hand, at Office, this 18th day of February, 2005.

MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

J. Michael Morgan
Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Revision One Poplar Creek Estates Phase III Section "A", as of record in Plat Book 7900, page 696 as revised in Plat Book 9700, page 122, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Susan Marie Levy and Gregory John O'Brien by deed dated February 7, 2002 from Debra L. Smith and Toni M. Pack of record in Instrument No. 20020211-0017781, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated and assumed by the Grantees.
2. Restrictive covenants contained in an instrument of record in Book 6474, page 354, Book 6486, page 588 and Book 6804, page 536, 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).
3. Declaration of Covenants, Conditions and Restrictions for Poplar Creek Estates of record in Book 9472, page 824, 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. Dedication of common area to Poplar Creek Estates Homeowner's Association of record in Instrument No. 20011017-0113305, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Poplar Creek Estates Homeowners' Association of record in Book 7120, page 125, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 7900, page 696, revised in Plat Book 9700, page 122, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 6613, page 705, Register's Office for Davidson County, Tennessee.