BOX 15

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. 23996-03-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $268,429.00. Affiant Subscribed and sworn to before me this 11th day of March, 2005. Notary Public My Commission Expires: 1/26/2008

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

WARRANTY DEED

Address New Owner: Karly L. Weissinger, Valerie A. Weissinger 5136 Fredericksburg Way East Brentwood, TN 37027	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.171.03-0A Parcel No. 116.00-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, **Shawn Levy and Braden E. Boone**, husband and wife, ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Karly L. Weissinger and Valerie A. Weissinger, both unmarried** ("Grantee"), their 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 5136 Fredericksburg Way East, Brentwood, TN 37027

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 March, 2005.

Shawn Levy

Braden E. Boone

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Shawn Levy and Braden E. Boone**, 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 11th day of March, 2005.

Notary Public

My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 03/14/05 15:13 2 pgs
Fees:13.00 Taxes:993.19

20050314-0028018

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 228 on the Plan of First Revision Section 5A Fredericksburg, as of record in Plat Book 7900, page 961, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Shawn Levy and Braden E. Boone, as joint tenants with right of survivorship by deed dated 12/15/2000 from Rork D. Thomas of record in Instrument No. 20001220-0124710, Register's Office for Davidson County, Tennessee. Rerecorded in Instrument No. 20010209-0012899.

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 7798, page 843, 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 Fredricksburg Homeowners Association, Inc. of record in Book 8920, page 65, amended in Book 9500, page 393; Book 9860, page 840; Book 10694, page 544, 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. By-Laws of Fredricksburg Homeowners Association, Inc., of record in Book 8920, page 45, amended in Book 10694, page 539, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Fredricksburg Homeowners Association, Inc. of record in Book 8920, page 40, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7993, page 269, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 7900, page 961, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Plan of record as Book 7900, page 509, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Book 9771, page 545, Register's Office for Davidson County, Tennessee.