RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/21/05 14:07 3 pgs
Fees:18.00 Taxes:3285.60

20050321-0030586

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $888,000.00.

Affiant

Subscribed and sworn to me on March 18th, 2005.

NOTARY PUBLIC

DAVID B. HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20632SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kimberly Sue May 5 Middleton Park Lane Nashville, TN 37215	SAME	157-08-A-7

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Gary B. Dunn and wife, Emily M. Dunn, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Kimberly Sue May, a married person hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 of Middleton, a Residential Planned Unit Development, 3rd Revision, of record in Book 6900, page 900, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Gary B. Dunn and wife, Emily M. Dunn, by Deed from Hillsboro Homes, a Tennessee general partnership, of record in Book 9606, page 960, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 6900, page 900, in the Register's Office for Davidson County, Tennessee.

4. Declaration of Protective Covenants, Conditions and Restrictions for Middleton of record in Book 10714, page 744, in said Register's Office.
5. Storm water detention agreement of record in Book 6505, page 881, in said Register's Office.

This property is also known as improved property located at 5 Middleton Park Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on March 18th, 2005.

Gary B. Dunn

By: Emily M. Dunn, Attorney-In-Fact

Emily M. Dunn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 18th day of March 2005, before me, the undersigned, personally appeared Emily M. Dunn, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as their free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC

My Commission Expires:

DAVID B. HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emily M. Dunn, 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 on behalf of Gary B. Dunn, as his Attorney in Fact, as the free act and deed of the within named Gary B. Dunn.

Witness my hand and official seal this 18th day of March 2005.

NOTARY PUBLIC

DAVID B. HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

My Commission Expires: