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. 23947-02-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $129,000.00. Rachel Neal Affiant Subscribed and sworn to before me this 17th day of March, 2005. Notary Public My Commission Expires: 10-26-05

WARRANTY DEED

Address New Owner: Melvin C. Spain Edie W. Spain 3039 Harpeth Springs Drive Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.141.06-0D Parcel No. 020.00-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, **John A. Ramsey, III and wife, Sarah B. Ramsey**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Melvin C. Spain and Edie W. Spain, husband and wife** ("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 improved property located at 3039 Harpeth Springs Drive, 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 March, 2005.

John A. Ramsey, III

Sarah B. Ramsey

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.: 414-90-4873

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John A. Ramsey, III and Sarah B. Ramsey**, 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 17th day of March, 2005.

Notary Public

My Commission Expires: 5/24/08

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/23/05 13:55 2 pgs
Fees:13.00 Taxes:477.30

20050323-0031705

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 20 on the Plan of Riverbridge Community, of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Townhomes of Riverbridge, a horizontal property regime established by Declarations of record in Instrument No. 20030205-0016032, said Register's Office.

Being the same property conveyed to John A. Ramsey, III and wife, Sarah B. Ramsey by deed dated September 29, 2003 from Beazer Homes Corp., DBA Phillips Builders, a Tennessee corporation of record in Instrument No. 20031009-0149757, Register's Office for Davidson County, Tennessee.

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. By-Laws of Townhomes of Riverbridge Homeowners' Association, Inc., of record in Instrument No. 20030218-0020987, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to The Townhomes of Riverbridge Homeowners Association, Inc. of record in Instrument No. 20030303-0027398, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Townhomes of Riverbridge Homeowners Association, Inc. of record in Instrument No. 20030218-0020986, Register's Office for Davidson County, Tennessee.
5. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for The Townhomes of Riverbridge, of record in Instrument No. 20030205-0016032, Register's Office for Davidson County, Tennessee.
6. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
7. Easement for the flow of a creek across the subject premises.
8. All matters appearing on the Plan of record as Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record as Instrument No. 20020709-0082561, Register's Office for Davidson County, Tennessee.
10. Easement of record in Book 1298, page 244, Register's Office for Davidson County, Tennessee.
11. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 7601, page 415, Register's Office for Davidson County, Tennessee.
12. Storm water detention agreement of record in Instrument No. 20021217-0155374, Register's Office for Davidson County, Tennessee.