BOX **10-A**

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. 23965-02-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $172,900.00. Brenda L Lane Affiant Subscribed and sworn to before me this 24th day of March, 2005. Kaz E. Arbogast Notary Public My Commission Expires:

KAZ E. ARBOGAST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 5/24/08

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Leslie Fenkl 812 Autumn Court Nashville, TN 37221	First Horizon Home Loan 4000 Horizon Way Irving, TX 75063	Map No.141.07-0B Parcel No. 048.00 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, **Keith G. Blakeley and wife, Stephanie Blakeley**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Leslie Fenkl, unmarried** ("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 812 Autumn Court, 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 24th day of March, 2005.

K. G. Blakeley
Keith G. Blakeley

Stephanie Blakeley
Stephanie Blakeley

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Keith G. Blakeley and wife, Stephanie Blakeley**, 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 24th day of March, 2005.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 03/28/05 10:51 2 pgs
Fees:13.00 Taxes:639.73

20050328-0032632

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 203, on the First Revision Section Three Somerset Farms as of record in Plat Book 7900, page 741, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description. thereof.

Being the same property conveyed to Keith G. Blakeley and wife, Stephanie Blakeley, by deed from Gianikas Contractors, Inc., a Tennessee corporation, of record in Book 9738, page 418, 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. Declaration of Covenants, Conditions By-Laws and Restrictions for Somerset Farms, of record in Book 8556, page 11, amended in Book 9383, page 526 re-recorded in Book 9662, page 869, 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. Dedication of common area to Somerset Farms Homeowners Association of record in Book 9101, page 667 and Instrument No. 20001218-0123912, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Somerset Farms Homeowners Association, Inc. of record in Book 7382, page 225 amended in Book 7820, page 608, Book 8235, page 521 and Book 8584, page 20, Register's Office for Davidson County, Tennessee.
5. Easement for the flow of the Harpeth River across the subject premises.
6. All matters appearing on the Plan of record as Book 7900, page 741, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 7900, page 327, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the open space dedication Plan of record as Instrument No. 20001204-0118884, Register's Office for Davidson County, Tennessee.
9. Easement retained in deed of record in Book 7349, page 564, Register's Office for Davidson County, Tennessee.
10. Easement for drainage of record in Book 3314, page 23, Register's Office for Davidson County, Tennessee.