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. 23897-02-2005 File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $112,500.00. Cathryn M. Wood Affiant Subscribed and sworn to before me this 21st day of March, 2005. Notary Public My Commission Expires: 4/25/2006

DONALD E. KNIFFEN
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
LARGE

WARRANTY DEED

Address New Owner: George S. Miller 404 & 406 Rachel Court Hermitage, TN 37076	Send Tax Bills To: New Owner	Tax Information: Map No.75.07 Parcel No. 295

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, **Beverly J. Matherly**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to * **George S. Miller** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

* unmarried

This is improved property located at 404 & 406 Rachel Court, Hermitage, TN 37076

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 21st day of March, 2005.

Beverly J. Matherly

STATE OF NEVADA COUNTY OF CLARK SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Beverly J. Matherly**, 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 for the purposes therein contained.

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

Notary Public

My Commission Expires: 11/10/08

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
R.E. HUNT
No: 04-92828-1
My Appointment Expires Nov. 10, 2008

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Davidson County DEEDWARR
Recvd: 03/28/05 13:03 2 pgs
Fees:13.00 Taxes:416.25

20050328-0032765

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Revision of Lots 5, 9, 15, 19, 22, 26, 28, 36, 44, 47, 63, 66, 70, 74, 78, &102 Rachel's Square Sections One and Two, as of record in Plat Book 6250, page 543, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Beverly J. Matherly, a single person by deed dated 8/20/96 from Ashokkumar G. Patel and Illaben Patel of record in Book 10178, page 274, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 County Taxes which have been prorated and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 6455, page 135, 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 By-Laws and Restrictions for Rachel's Square now known as Colony Downs, of record in Book 6619, page 777, amended in Book 8030, page 757, and Book 11627, page 594, 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. Charter of Incorporation of Rachels Square Homeowners Association of record in Book 6683, page 576, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Colony Down's Homeowners Association of record in Book 8030, page 759, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6250, page 543, Register's Office for Davidson County, Tennessee.