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. 24008-03-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $160,050.00. Affiant Subscribed and sworn to before me this 21st day of March, 2005. Notary Public My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

WARRANTY DEED

Address New Owner: Edward E. Birthright Ann P. Birthright 4 Redbud Drive Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.131-01-0-D Parcel No. 004.00CO

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, **Michael J. Fowler, married**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edward E. Birthright and wife, Ann P. Birthright** ("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 5025 Hillsboro Road, Unit 1-A, Nashville, Tennessee 37215.

Keri Fowler, spouse of Michael J. Fowler, joins in the execution of this instrument for the purpose of conveying any interest she may have in subject property by virtue of her marriage to the said Michael J. Fowler.

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.

Michael J. Fowler

Keri Fowler

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid **Michael J. Fowler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of March, 2005.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid Keri Fowler, 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 21st day of March, 2005.

Notary Public

My Commission Expires:

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Davidson County DEEDWARR
Recvd: 03/28/05 13:38 2 pgs
Fees:13.00 Taxes:592.19

20050328-0032782

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 4 also know as Apt. 1A on the Plan of Georgetown Condominium Apartments of record in Plat Book 5200, page 4, said 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 5025 Hillsboro Homeowners Association, a horizontal property regime established by Master Deed and By-laws of record in Book 5211, page 325, amended in Book 5616, page 133 and Book 6079, page 516, said Register's Office.

Being the same property conveyed to Michael Fowler and wife, Shannon Fowler by deed dated June 16, 2000 from Roger E. Long and wife, Sarah L. Long of record in Instrument No. 200006190060649, Register's Office for Davidson County, Tennessee; being further conveyed to Michael J. Fowler by quitclaim deed from Shannon Fowler of record in Instrument No. 20010502-0044654.

This conveyance is made subject to:

1. State and County taxes for the year 2005, which have been prorated and assumed by the Grantee;
2. Charter of Incorporation of 5925 Hillsboro Homeowner's Association of record in Book 5233, page 459;
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for 5025 Hillsboro Homeowner's Association, of record in Book 5211, page 325, amended in Book 5616, page 133 and Book 6079, page 516;
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4308, page 575;
5. All matters appearing on the Plan of record as Book 5200, page 4; and
6. Easement for overhead lines to the Metropolitan Government of record in Book 7873, page 859, Register's Office for Davidson County, Tennessee.