Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle, Suite 125
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/04/05 13:56 2 pgs
Fees:13.00 Taxes:1757.50
20050404-0036369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $475,000.00

Kathleen Susan Swenson
Affiant

Subscribed and sworn to before me, this 31 day of March 2005.

Notary Public
My commission expires: My Commission Expires Jan. 25, 2006

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Address of New Owner:
Kathleen Susan Swenson
416 Springer Court
Brentwood, TN 37027-0000

Send Tax Bills to:

Tax Information
160-16-0-B/142.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William M. Adams, Jr. and wife, Madeleine Adams,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kathleen Susan Swenson**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 99 on the Plan of Brentwood Chase, Section Two, Revision One, of record in Book 9700, Pages 945-948, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William M. Adams, Jr. and wife, Madeleine Adams, by deed from Wilson Concord, L.P., of record in Instrument No. 20020403-0040227, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2005 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Brentwood Chase, Section Two, Revision One, of record in Book 9700, Pages 945-948, Register's Office for Davidson County, Tennessee. 3) Stormwater Detention Agreement of record in Book 11115, Page 286, and Book 11115, Page 281. 4) Agreement for Dedication of Water Mains and Appurtenances, of record in Book 8371, Page 320. 5) Drainage Facility Easement of record in Book 7902, Page 389. 6) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 11388, Page 52, and amended in Book 11388, Page 89, and Instrument No. 2000053100503798; 20008310086366; 200005310053798; 20020510059485, and further amended, and in any allied instrument(s) referred to in said restrictions. 7) Bylaws for Brentwood Chase Homeowners Association, of record in Book 11138, Page 71.

This property is improved property known as 416 Springer Court, Brentwood, Tennessee 37027-0000.

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. Grantors covenant with Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 31st day of March, 2005.

William M. Adams, Jr.

Madeleine Adams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William M. Adams, Jr. and Madeleine Adams, the bargainors, 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 and official seal at Brentwood, Tennessee, this 31st day of March, 2005.

Notary Public

My Commission expires: 4/21/07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

FILE NO: T00111