Davidson County DEEDWARR
Recvd: 04/13/05 14:58 3 pgs
Fees:18.00 Taxes:1015.65
20050413-0041310

This Instrument Was Prepared By:

Hugh W. Entrekin
7123 Crossroads Boulevard
Suite A
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $274,500.00.

Affiant

Subscribed and sworn to before me
This 8th day of April, 2005.

Notary Public

My Commission Expires: 11/25/08

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

Address New Owner
Kenneth E. Russell
6441 Riverplace Drive
Nashville, TN 37221

Send Tax Bills to:
Same

Map/Parcel
120-15.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash inhand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Westview Homes, LLC hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Kenneth E. Russell and wife, Tammy D. Russell, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 21 on the Plan of Riverwalk, Phase 1-A, Section 2 and Phase 1-B, Section 2, of record in Instrument No. 20021022-0129510, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Westview Homes, LLC by deed from Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee Corporation of record in Instrument No. 20040102-0000448, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

See Attached Exhibit "A"

This is improved property known as: 6441 Riverplace Drive Nashville, TN 37221

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TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 8th day of April, 2005.

Westview Homes, LLC

By: _____
Gabriel D. Feltner

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared Gabriel D. Feltner, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the Secretary of Westview Homes, LLC, the within named bargainor, and that he as such Secretary, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of Westview Homes, LLC by himself as such Secretary.

Witness my hand, at Nashville, Tennessee, this 8th day of April, 2005.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-19-08

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT A
Permitted Encumbrances

1. County Taxes for 2005 and subsequent years.

2. Plan of Newsom Land of record at Plat Book 1, Page 25, and in Plat Book 1, Page 121, Chancery Court of Davidson County, Tennessee.

3. Easements and rights granted to Tennessee Electric Power Company as set forth in instruments of record in Book 751, Page 375 and in Book 787, Page 7, Register's Office for said County.

4. Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, Register's Office for said County, and Book 4226, Page 715, Register's Office for said County.

5. Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, Page 647, Register's Office for said County.

6. Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Page 315; 318 and 324, Register's Office for said County.

7. Restrictive Covenants of record in Instrument No. 20011105-0121083, as amended of record in Instrument No. 20020424-0050565; Instrument No. 20040430-0049313 and Instrument 20040506-0051985, Register's Office for said County.

8. Declaration of Road & Utilities access easement of record in Instrument No. 20010706-0072536, Register's Office for said County.

9. Stormwater Detention Agreement of record in Instrument No. 20010919-0101279; Instrument No. 20021119-0143687 and Instrument No. 20040826-0103240, Register's Office for said County.

10. Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for said County.

11. Charter Right of Way for CSX Transportation Railroad.

12. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.

13. By-Laws of record in Instrument No. 20011105-0121083 and Charter of the Homeowner's Association of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.

14. All matters set forth in plan of record in Instrument No. 20021022-0129510, Register's Office for Davidson County, Tennessee.

15. Quitclaim Deed conveying open space to Homeowner's Association of record in Instrument No. 20020424-0060565, Register's Office for Davidson County, Tennessee.

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