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. 24073-03-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $137,892.00. Affiant Subscribed and sworn to before me this 8th day of April, 2005. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Robert G. Brown, III 1529 Overcreek Drive Nashville, TN 37217	SunTrust Mortgage Inc. 201 4th Ave. N. 7th Flr Nashville, TN 37219	Map No.149.12-0B Parcel No. 045.00 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, **Joshea M. Dill, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert G. Brown, III, 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 1529 Overcreek Drive, Nashville, TN 37217

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 8th day of April, 2005.

Joshea M. Dill

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Joshea M. Dill**, 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 8th day of April, 2005.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 04/13/05 15:39 2 pg
Fees:13.00 Taxes:510.20

20050413-0041346

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Phase 2 Forest Cove, as of record in Plat Book 9700, pages 976 and 977, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Joshea M. Dill by deed dated July 12, 2002 from The Craig Company of record in Instrument No. 20020731-0091882, 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 Forest Cove, of record in Book 11149, page 641, amended in Book 11313, page 436, 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 Forest Cove Homeowners Association, Inc. of record in Instrument No. 200004070035204, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Forest Cove Homeowners Association, Inc. of record in Book 11595, page 877, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7181, page 183 and in Book 7582, page 193, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 9700, pages 976 and 977, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 9700, page 731, Register's Office for Davidson County, Tennessee.
8. Easement for right-of-way of record in Book 2244, page 13, Book 3463, page 126 and in Book 4607, page 484, Register's Office for Davidson County, Tennessee.
9. Easement for transmission line of record in Book 7269, page 389, Register's Office for Davidson County, Tennessee.
10. Easement for right-of-way of record in Book 437, page 21, Register's Office for Davidson County, Tennessee.
11. Storm water detention agreement of record in Book 11540, page 798, Register's Office for Davidson County, Tennessee.