File Box 8

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** FTEC File No. 24075 **Record & Return To:**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,350,000.00 Affiant Subscribed and sworn to before me this 18th 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: Philip Scott George 835 Tyne Valley Court Nashville, TN 37220	**Send Tax Bills To:** SAME	**Tax Information:** Map No.146.06-0 Parcel No. 045.00

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, **John T. Gawaluck and wife, Lorelee A. Gawaluck**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Philip Scott George and wife, Trevana K. George** ("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 835 Tyne Valley Court, Nashville, TN 37220

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 18th day of April, 2005.

4/18/05

John T. Gawaluck

4-18-05

Lorelee A. Gawaluck

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John T. Gawaluck and Lorelee A. Gawaluck**, 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, at office, this 18th 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: 04/20/05 13:47 2 pgs
Fees:13.00 Taxes:4995.00

20050420-0044019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Treemont, as of record in Plat Book 6250, pages 895-897, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to John T. Gawaluck and Lorelee A. Gawaluck as Tenants in Common by Quitclaim Deed dated December 10, 2002 from Michael D. Sontag of record in Instrument No. 20030408-0046233, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been assumed by the Grantee and prorated by the parties;
2. Declaration of Covenants, Conditions and Restrictions for Treemont of record in Book 6833, page 594, Book 6833, page 601, amended in Book 8259, page 498, 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. By-Laws of Treemont Homeowners Association, of record in Book 6833, page 620, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Treemont Homeowners Association of record in Book 6833, page 617 and in Book 6840, page 509, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6250, pages 895-897, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 974, page 79, Register's Office for Davidson County, Tennessee.
7. Easement for bridle path of record in Book 1066, page 274, Register's Office for Davidson County, Tennessee.
8. Easement for right-of-way of record in Book 1001, page 529, Register's Office for Davidson County, Tennessee.