This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Melody A. Carter
3329 Harpeth Springs Dr.
Nashville, TN 37221

SEND TAX BILLS TO:
Same

Davidson County DEEDWARR
Recvd: 04/21/05 15:06 2 pgs
Fees:13.00 Taxes:465.83
20050421-0044663

# WARRANTY DEED

(Map Number 141-6-D; Parcel Number 103.00CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **MAVIS L. ODEN and husband, ROBERT ODEN,** hereinafter referred to as "Grantors", has bargained and sold and does hereby transfer and convey unto **MELODY A. CARTER**, hereinafter referred to as "Grantee", her heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Unit 103 on the Plan of Riverbridge Community, A Planned Unit Development of record in Instrument No. 200302130019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Mavis L. Oden by Warranty Deed dated November 23, 2004 from Beazer Homes Corp., DBA Phillips Builders, A Tennessee Corporation, of record in Instrument No. 20041214-0148140, Register's Office for Davidson County, Tennessee.
>
> Robert Oden, spouse of Mavis L. Oden, joins in this conveyance solely to convey any right, title, or interest he may have in the aforementioned property, marital or otherwise.
>
> The legal description contained herein is the same as that contained in the previous instrument of record.
>
> THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Instrument No. 200302130019999, to restrictive covenants of record in Instrument No. 200302050016032, Instrument No. 200302050016044, Instrument No. 200303030027396, and supplementary declaration in Instrument No. 200308060111893, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.***

This is improved property known as: **3329 Harpeth Springs Drive, Nashville, TN 37221.**

**TO HAVE AND TO HOLD** the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

**GRANTORS COVENANT** with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2005 real property taxes which will be prorated at closing and assumed by the Grantee.

**GRANTORS FURTHER COVENANT** and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS OUR HANDS AND SIGNATURES** on this the 14TH day of April, 2005.

MAVIS L. ODEN

ROBERT ODEN

STATE OF CALIFORNIA)
COUNTY OF NAPA )

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared MAVIS L. ODEN and husband, ROBERT ODEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument (Warranty Deed) for the purpose therein contained.

Witness my hand and official seal at office in NAPA (city), Ca (state), on this 14 day of April, 2005.

Notary Public

My Commission Expires: 4-20-2008

ALBA CALVO-LEW
COMM. #1484792
Notary Public-California
SOLANO COUNTY
My Comm. Exp. April 20, 2008

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$125,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

MELODY A. CARTER

Subscribed and sworn to before me this 15TH day of April, 2005.

Notary Public

My Commission Expires: 8-20-06

GLENN S. MACBETH
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.
MY COMMISSION EXPIRES: AUGUST 20, 2006

*** This conveyance is also made subject to the following:

1. Common Elements, Open Spaces conveyed to Riverbridge Homeowner's Assocation by Quitclaim Deed of record in Instrument No. 20030806-0111892 and in Instrument No. 20030303-0027395 , said Register's Office.
2. Homeowners Association By-Laws of record in Instrument No. 20030218-0020999, said Register's Office.
3. Homeowners Association Charter of record in Instrument No. 20030218-0020998, said Register's Office.
4. Declaration of Covenants, Conditions and Restrictions for the Townhomes of Riverbridge of record in Instrument No. 200302050016032, said Register's Office.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A.§ 66-27-101, et seq.
6. Stormwater Detention Agreement of record in Instrument No. 200212170155374, said Register's Office.
7. Easements granted to Nashville, Chattanooga, and St. Louis Railway of record in Book 1298, page 244, said Register's Office.
8. Easement to Harpeth Valley Utility District of record in Book 7601, page 415, said Register's Office.
9. Easement for flow of the waters of Harpeth rivers and rights of the public therein.
10. Rights of the upper and lower riparian owners to the flow of the waters of the Harpeth River.
11. Changes in the boundary resulting from erosion or accretion caused by flow of the waters of the Harpeth River.
12. Ingress and egress Easement for Cemetery granted by Instrument No. 20020912-0110994, said Register's Office.