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. 24088-03-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $807,576.11. Affiant Subscribed and sworn to before me this 18th day of April, 2005. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE Christina M. Read My Commission Expires November 25, 2006 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: William J. Anderson Patricia W. Anderson 918 Bowring Park Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.117.13-0B Parcel No. 156.00-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, **Krohn Homes, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William J. Anderson and wife, Patricia W. Anderson** ("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 918 Bowring Park, Nashville, TN 37215

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.

Krohn Homes, LLC, a Tennessee limited liability company

By: Jerry T. Krohn, Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared **Jerry T. Krohn** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the manager (or other officer authorized to execute the instrument) of Krohn Homes, LLC the within named bargainor, a limited liability company, and that he as such manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such manager.

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: 04/25/05 14:51 2 pg
Fees:13.00 Taxes:2988.03

20050425-0045824

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1020 on the Plan of Abbottsford, Phase 2 Revision 1, as of record in Instrument No. 20010502-0044874, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Krohn Homes, LLC, a Tennessee limited liability company by deed dated December 15, 2003 from James R. Newpart and wife, Myrna Newpart of record in Instrument No. 20031222-0181987, 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. Restrictive covenants contained in an instrument of record in Book 6537, page 303, 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. Declaration of Restrictive Covenants and Reciprocal Easements of record in Book 6478, page 177, as amended in Book 6530, page 242, 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).
4. Declaration of Covenants, Conditions and Restrictions for Abbottsford Homeowners Association, Inc., of record in Book 8106, page 1 as amended in Book 8627, page 254, Book 9381, page 876, Book 10458, page 810 and Instrument No. 20010330-0030930 supplemental in Instrument No. 20010502-0045152 and re-recorded in Instrument No. 20010514-0049648, 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).
5. Dedication of common area to Abbottsford Homeowners Association, Inc. of record in Instrument No. 20041214-0148658, Register's Office for Davidson County, Tennessee.
6. Charter of Incorporation of Abbottsford Homeowners Association, Inc. of record in Book 6548, page 213, Register's Office for Davidson County, Tennessee.
7. Easement for Metropolitan Ordinances BL2000-545 and BL 2000-546 of record in Minute Book 61, page 295, in the Office of the Metropolitan Council of the Metropolitan Government of Nashville and Davidson County.
8. All matters appearing on the Plan of record as Instrument No. 20010502-0044874, revised in Instrument No. 20020305-0027572 as corrected in Instrument No. 20020828-0104512, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record as Book 6250, page 418, Register's Office for Davidson County, Tennessee.
10. Easement for water line of record in Book 1286, page 690 and Book 1037, page 572, Register's Office for Davidson County, Tennessee.
11. Storm water detention agreement of record in Book 6555, page 328 and Instrument No. 20010425-0040838, Register's Office for Davidson County, Tennessee.