Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood TN 37027

Davidson County DEEDWARR
Recvd: 04/26/05 14:30 3 pg
Fees:18.00 Taxes:314.50
20050426-0046525

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Heather F. Singley 453 Hickory Glade Drive Antioch, TN 37013	OWNER	Map 162-01-C Parcel 112.00 CO

This instrument prepared by: Marshall L. Hix, Esquire, Hix & Gray, PLC
315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Larisa Bowden, unmarried** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Heather F. Singley, unmarried** ("Grantee"), and its respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.
2. This conveyance is subject to any and all existing easements and restrictions of record.
3. This conveyance is subject to the plan of record in Book 6250, Page 889, as amended in Book6900, page 41 Register's Office for Davidson County, Tennessee.
4. This conveyance is subject to the Restrictive Covenants of record in Book 6898, page 896; as amended in Book 6824, page 957, as amended in Book 6898, page 919, as amended in Book 6898, page 920 and Book 6957, page 473, Register's Office for Davidson County, Tennessee.
5. This conveyance is subject to Charter for Hickory Glade Homeowner's Association, Inc. of record in Book 6845, page 780, Register's Office for Davidson County, Tennessee.
6. This conveyance is subject to any liens for homeowner's association dues and assessments, if any.
7. This conveyance is subject to rights of others in and to any common areas and/or elements.
8. This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and right-of-way for public utilities.

This is improved property, known as 453 Hickory Glade Drive Antioch, Tennessee 37013

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

EXECUTED this 20 day of April, 2005.

Larisa Bowden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Larisa Bowden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 20th day of April, 2005.

Notary Public

My commission Expires: 7-19-08

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

AFFIANT

Subscribed and sworn to before me this 20th day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 7-19-08

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT "A"

A certain Planned Unit Development in Davidson County, Tennessee, being Unit No. 112 on the plan of Phase 2 Hickory Glade of record in Book 5250, page 889, as amended in Book 6900, page 41, Register's Office for Davidson County, Tennessee, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Larisa Bowden, unmarried by deed from Melody M. Jenkins, married of record in Book 11401, page 35, Register's Office for Davidson County, Tennessee.