Dav. Co. File Box 14=A
jtc file no. 17821-3

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. 24107-04-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $185,500.00. Affiant Subscribed and sworn to before me this 27th day of April, 2005. Notary Public My Commission Expires: 3/25/06 Davidson County DEEDWARR Recvd: 05/02/05 09:39 3 pg Fees:18.00 Taxes:686.35 20050502-0048279

WARRANTY DEED

Address New Owner: Allegra Ann Marks 601 Old Hickory Blvd #5 Brentwood, TN 37027	**Send Tax Bills To:** Union Planters Bank, N.A. d/b/a Regions Mortgage P. O. Box 2153 Birmingham, AL 35287-2520	**Tax Information:** Map No.171.03-0B Parcel No. 199.00

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, **Michelle Wooten**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Allegra Ann Marks, an unmarried person** ("Grantee"), her 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 601 Old Hickory Blvd #5, Brentwood, TN 37027

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 27th day of April, 2005.

Michelle Wooten

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michelle Wooten**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2005.

Notary Public

My Commission Expires: _____

GERALD G. PATTERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires
SEPT. 22, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Phase Two Section Six, Townhomes of Fredericksburg, as of record in Plat Book 9700, page 953 and 954, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.
source of title: 20000208-0012816 R.O.C.

This conveyance is made subject to:

1. 2005 County Taxes which have been prorated and assumed by the Grantees .
2. Restrictive covenants contained in an instrument of record in Book 7798, page 843, 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 Covenants, Conditions and Restrictions for Fredericksburg Townhomes of record in Book 11550. page 531, amended in Book 11682, page 75 , 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 Fredericksburg Homeowners Association of record in Book 8920, page 65, amended in Book 9500, page 393, Book 9860, page 840 and Book 10694, page 541, 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 tohandicap, but does not discriminate against handicapped persons).
5. Declaration of Covenants, Conditions and Restrictions for Townhomes of Fredericksburg of record in Book 10126, page 435, amended in Book 10224, page 683, Book 10294, page 850 and Instrument No. 200007180070558, 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 tohandicap, but does not discriminate against handicapped persons).
6. By-Laws of The Townhomes of Fredericksburg Homeowners Association, of record in Book 10126, page 486, amended in Book 10275, page 959, Register's Office for Davidson County, Tennessee.
7. By-Laws of Fredericksburg Homeowner's Association, of record in Book 8920, page 45, amended in Book 10694, page 539, Register's Office for Davidson County, Tennessee.
8. By-Laws of Fredericksburg Townhomes Association, Inc., of record in Book 11550, page 554, Register's Office for Davidson County, Tennessee.
9. Dedication of common area to Fredericksburg Homeowners' Association Inc. of record in Book 11753, page 208, Register's Office for Davidson County, Tennessee.
10. Charter of Incorporation of Townhomes of Fredericksburg Homeowners' Association Inc. of record in Book 10126, page 430 and Book 11550, page 529, Register's Office for Davidson County, Tennessee.
11. Charter of Incorporation of Fredericksburg Homeowner's Association of record in Book 8920, page 40, Register's Office for Davidson County, Tennessee.

12. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7358, page 643; Book 7993, page 269 and Book 9607, page 431, and Book 10012,m page 756, Register's Office for Davidson County, Tennessee.
13. All matters appearing on the Plan of record as Book 9700, page 953 and 954, Register's Office for Davidson County, Tennessee.
14. All matters appearing on the Plan of record as Book 7900, page 807, Register's Office for Davidson County, Tennessee.
15. Easement to the State of Tennessee of record in Book 7851, page 712, Register's Office for Davidson County, Tennessee.
16. Storm water detention agreement of record in Book 10357, page 920, Register's Office for Davidson County, Tennessee.