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. 24039-03-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $64,781.69. Affiant Subscribed and sworn to before me this 28th day of April, 2005. Notary Public My Commission Expires:

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Patrick A. Trimble 214 Old Hickory Boulevard, Unit #96 Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.142.04-0A Parcel No. 096.00-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, **Dawn M. Pfeiffer Preusser**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patrick A. Trimble** ("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 214 Old Hickory Boulevard, Unit #96, Nashville, TN 37221

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.

Scott L. Preusser joins in this conveyance to convey any and all marital interest he may have in the above described property.

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 28th day of April, 2005.

Dawn M. Pfeiffer Preusser by James V. Pfeiffer, her attorney-in-fact

Scott L. Preusser by James V. Pfeiffer, his attorney-in-fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James V. Pfeiffer,** with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said **Dawn M. Pfeiffer Preusser and Scott L. Preusser** and is authorized by the said **Dawn M. Pfeiffer Preusser and Scott L. Preusser** to execute this instrument on THEIR behalf.

Witness my hand at Office, this 28th day of April, 2005.

My commission expires: _____

Notary Public

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 05/03/05 15:01 2 pgs
Fees:13.00 Taxes:239.69

20050503-0049541

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 96 on the Plan of Belle Forest Condominium Apartments, of record in Plat Book 5200, page 167, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Forest, a horizontal property regime established by Master Deed and By-Laws of record in Book 5438, page 699, amended in Book 6082, page 866 and Instrument No. 20020321-0034877, said Register's Office.

Being the same property conveyed to Scott L. Preusser and wife, Dawn M. Preusser by quitclaim deed creating a tenancy by the entireties from George E. Mudter, Jr., Trustee, of record as Instrument No. 200006290064703, Register's Office for Davidson County, Tennessee.

The said Scott L. Preusser having conveyed his interest in the property to Dawn M. Pfeiffer Preusser by quitclaim deed of record as Instrument No. 20050310-0026492, 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. Charter of Incorporation of Belle Forest Homeowners Association of record in Book 5460, page 987, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Belle Forest , of record in Book 5438, page 699, amended in Book 6082, page 8661, Book 7886, page 939 and in Instrument No. 20020321-0034877, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 5200, page 167, Register's Office for Davidson County, Tennessee.
6. Easement for drainage to the State of Tennessee of record in Book 7957, page 145, Register's Office for Davidson County, Tennessee.
7. Easement of record in Book 5074, page 945, Register's Office for Davidson County, Tennessee.
8. Easement contained in deed and Agreed Order of Possession of record in Instrument No. 20000915-0091869, Register's Office for Davidson County, Tennessee.
9. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 8019, page 126 and Book 8248, page 214, Register's Office for Davidson County, Tennessee.