return to:
Jim R. Vanderpool, P.C.
5120 Virginia Way, C-22
Brentwood, TN 37027
(615) 370-4443

This Instrument Was Prepared By:

Hugh W. Entrekin, Esq.
7123 Crossroads Blvd.
Suite A
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 05/12/05 15:25 3 pgs
Fees:18.00 Taxes:1035.59
20050512-0053956

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $279,888.00

Affiant

Subscribed and sworn to before me,
This 6th day of May, 2005.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7-19-08

Address New Owner
Ian R. Fraser
220 Springhaven Court
Nashville, TN 37221

Send Tax Bills to:
SUNTRUST MTG, INC.
PO BOX 57028
IRVINE CA 92619-7028

Map-Parcel
126-16-A-27.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Westview Homes, LLC hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ian R. Fraser and Kristin A. Fraser, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being, Lot No. 27 on the Plan of Riverwalk, a P.U.D Subdivision, Phase 1-A,Section 1 and Phase 1-B, Section 1 as of record in Instrument No.20011026-0117231, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed Westview Homes, LLC by deed from Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation filed of record in Instrument No. 20040102-0000448, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

See Attached "Exhibit A"

This is improved property known as 220 Springhaven Court Nashville, TN 37221

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 6th day of May, 2005.

Westview Homes, LLC

By: _____
John J. Davis, Chief Manager

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Laura Shoun, a Notary Public of the State and County aforesaid, personally appeared John J. Davis, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the Chief Manager of Westview Homes, LLC, the within named bargainor, and that he as such Chief Manager, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of Westview Homes, LLC by himself as such Chief Manager

Witness my hand, at Nashville, Tennessee, this 6th day of May, 2005.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-19-08

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT A
Permitted Encumbrances

1. County Taxes for 2005 and subsequent years.

2. Plan of Newsom Land of record at Plat Book 1, Page 25, and in Plat Book 1, Page 121, Chancery Court of Davidson County, Tennessee.

3. Easements and rights granted to Tennessee Electric Power Company as set forth in instruments of record in Book 751, Page 375 and in Book 787, Page 7, Register's Office for said County.

4. Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, Register's Office for said County, and Book 4226, Page 715, Register's Office for said County.

5. Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, Page 647, Register's Office for said County.

6. Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Page 315; 318 and 324, Register's Office for said County.

7. Restrictive Covenants of record in Instrument No. 20011105-0121083, as amended of record in Instrument No. 20020424-0050565; Instrument No. 20040430-0049313 and Instrument 20040506-0051983, Register's Office for said County.

8. Declaration of Road & Utilities access easement of record in Instrument No. 20010706-0072536, Register's Office for said County.

9. Stormwater Detention Agreement of record in Instrument No. 20010919-0101279; Instrument No. 20021119-0143687 and Instrument No. 20040826-0103240, Register's Office for said County.

10. Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for said County.

11. Charter Right of Way for CSX Transportation Railroad.

12. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.

13. By-Laws of record in Instrument No. 20011105-0121083 and Charter of the Homeowner's Association of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.

14. All matters set forth in plan of record in Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee.

15. Quitclaim Deed conveying open space to Homeowner's Association of record in Instrument No. 20020424-0060565, Register's Office for Davidson County, Tennessee.