Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $224,900.00

Affiant

Subscribed and sworn to before me, this 26th day of May, 2005

Notary Public
My commission expires: 8/11/07

ROSEMARY P. SMITHSON NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Davidson County DEEDWARR
Recvd: 05/27/05 09:44 2 pgs
Fees:13.00 Taxes:832.13
20050527-0059903

Address of New Owner:	Send Tax Bills to:	Tax Information
Donna G. Grubbs 1513 Celebration Way Nashville TN 37211-0000	Same	172-08-0-B/100.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Cindy F. Kanaday, an unmarried person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Donna G. Grubbs, an unmarried person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 100 on the Plan of Bridle Downs Subdivision as shown on the Plan of Bridle Downs formerly knows as Forest Acres Section Ili as of record in Book 6900 Page 545, 546. 547 and 548 and revised in Book 6900 pages 701, 702, and 703 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cindy F. Kanaday by deed from Freddie Barnard and wife Phyllis G. Barnard of record in Book 11351 Page 936 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2005 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Bridle Downs formerly Frosty Acres Section III Phase I of record in Book 6900 Page 545, 546, 547. 548 and revised in Book 6900 Page 701, 702, 703, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 7448 page 772 and amended in Book 8814 Page 631; Book 9818 Page 68 and Book 9873 Page 497 and in any allied instruments(s) referred to in said restrictions. 4) Charter of Bridle Downs Homeowner's Corporation of record in Book 8814 Page 604

This property is improved property known as 1513 Celebration Way, Nashville, Tennessee 37211-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 26 day of May, 2005.

Cindy F. Kanaday

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cindy F. Kanaday, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of May, 2005.

Notary Public

My Commission expires: 4/2/05

FILE NO: WG1050

Amy Cross Nance
State of Tennessee Notary Public
Williamson County