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. 24213-04-2005** File Box 9b	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $160,000.00. Affiant Subscribed and sworn to before me this 27th day of May, 2005. Notary Public AT LARGE My Commission Expires: _____ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Patricia Mulhaire-Breeden, Mark Allen Breeden 117 New Haven Court Nashville, TN 37214	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.108.12-0B Parcel No. 252.00 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, **William J. VanCleave**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patricia Mulhaire-Breeden and Mark Allen Breeden, wife and husband** ("Grantee"), their 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 117 New Haven Court, Nashville, TN 37214

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 May, 2005.

William J. VanCleave By J. Michael Morgan AIF

William J. VanCleave
By J. Michael Morgan, as his Attorney in Fact

Davidson County DEEDWARR
Recvd: 06/02/05 15:51 2 pgs
Fees:13.00 Taxes:592.00
20050602-0062762

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared J. Michael Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of William J. Van Cleave, as his Attorney-In-Fact, and as the free act and deed of the within named William J. Van Cleave as his Attorney in Fact.

Witness my hand and official seal, at office in Nashville, Tennessee, this 27th day of May 2005.

Christina M. Read
Notary Public

My Commission Expires:_____

CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No 47 on the Plan of Section Two Harborview Final Phase, as of record in Plat Book 9700, page 708, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to William J. VanCleve by deed dated 9/9/02 from Precision Homes, Inc. of record in Instrument No. 20020912-0111011, Register's Office for Davidson County, Tennessee. William J. VanCleave was erroneously referred to in the prior deed of record as William J. VanCleve. William J. VanCleve and William J. VanCleave are one and the same person.

This conveyance is made subject to:

1. 2005 County Taxes which were prorated and assumed by the Grantee .
2. Declaration of Covenants, Conditions and Restrictions for Section 1 Final Phase Harborview of record in Book 10125, page 494, amended in Book 10344, page 233, Book 10386, page 334, annexation of record in Instrument 199912150303474, 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. By-Laws of Harborview Final Phase Homeowners Association, of record in Book 10316, page 891, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Harborview Final Phase Homeowners Association of record in Book 10316, page 886, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5795, page 181, Book 5856, page 80, and Book 5856, page 84 , Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 9700, page 708, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Boundary of record as Book 6900, page 577, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Book 10937, page 376, Register's Office for Davidson County, Tennessee.