Davidson County DEEDWARR
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Fees:13.00 Taxes:877.10
20050603-0063118

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $183,000.00.

Miroslav Boyanov
Affiant

Subscribed and sworn to me on May 26, 2005.

NOTARY PUBLIC

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Comm. Exp. 6/12/2005

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20733SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Miroslay Boyanov 601 Old Hickory Boulevard #67 Brentwood, TN 37027	SAME	171-03-0-B-263.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, C. Bryan Jacobs, an unmarred man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Miroslay Boyanov, an unmarried man, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 25, on the plan of Townhomes of Fredericksburg, Phase Two, Section Seven, a Horizontal Property Regime, as of record in Book 9700, page 957, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete an accurate legal description.

Being the same property conveyed to C. Bryan Jacobs, an unmarried man, by Deed from Pulte Homes Tennessee Limited Partnership of record as Instrument No. 200006200061295, and re-recorded in Instrument No. 20050516-0054976, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and
2. Matters shown on plan of record in Book 9700, page 957, in the Register's Office for Davidson County, Tennessee; and
3. Declaration of Covenants, Conditions and Restrictions of record in Book 7798, page 843; Book 8920, page 65; Book 9469, page 129; Book 9500, page 393; Book 9860, page 840; Book 10126, page 435; Book 10224, page 683; Book 10294, page 850; Book 10393, page 11, Book 10628, page 517; Book 20694, page 541; Book 10951, page 547; Book 11550, page 531; Book

11682, page 75, and Instrument No. 20000718-0070556 in said Register's Office; and

4. Charter of Fredericksburg Homeowners' Association, Inc., of record in Book 8920, page 40; Book 10126, page 430, and Book 11550, page 229, in said Register's Office; and
5. By-Laws of record in Book 8920, page 45; Book 10126, page 486; Book 10275, page 959; Book 10694, page 539, and Book 11550, page 554, in said Register's Office; and
6. Deeds of Conveyances of record in Book 9698, pages 81 and 124, Book 10208, pages 760, 764, 801, 806, and 811, and Book 10623, pages 835, 839 and 889, in said Register's Office; and
7. Easements of record in Book 7358, page 643; Book 7993, page 269; Book 7851, page 712; Book 7358, page 643, and Book 9607, page 431, in said Register's Office; and
8. Dedication of site drainage easement of record in Book 10012, page 756, in said Register's Office; and
9. Quitclaim Deed for common areas of record in Book 11753, page 208, in said Register's Office; and
10. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 601 Old Hickory Boulevard #67, Brentwood, TN 37027.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is 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; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on May 26, 2005.

C. Bryan Jacobs

C. Bryan Jacobs

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On May 26, 2005, before me personally appeared C. Bryan Jacobs and to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on May 26, 2005.

SARA JANE M. KISER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Sara Jane M Kiser

NOTARY PUBLIC

My Commission Expires: 2/19/07