Name and Address of New Owner:

Andrea Rowell
517 Huntington Ridge
Nashville, TN 37211

Send Tax Bills To:

Same

Prepared by:

David W. McMackin
104 East Park Dr., Ste.104
Brentwood, TN 37027
2005050151

STATE OF TENNESSEE
COUNTY OF Davidson

Map & Parcel No.
161-11-A-14.00

The actual consideration or value,

whichever is greater for this

transfer is $125,500.00

Davidson County DEEDWARR
Recvd: 06/03/05 13:36 2 pgs
Fees:13.00 Taxes:484.35

20050603-0063468

Affiant
Subscribed and sworn to before me on 05/26/05.

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

My Commission Expires: 2/15/09

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Kimberly A. Huff Margrave, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Andrea Rowell, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Land located in Davidson County, Tennessee, being more particularly described as follows:

Being all of Lot No. 140, on the plan of Huntington Ridge Townhomes, as of record in Plat Book 4675, Page 9, Registers Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kimberly A. Huff by Warranty Deed dated 08/17/2000 of record in Instrument No. 20000823-0083310, said Registers Office. The said Kimberly A. Huff has since married and is now known as Kimberly A. Margrave.

Andrew D. Margrave joins in this conveyance for the express purpose of conveying all of his right, title and interest, if any, marital or otherwise, in and to said property to the Grantee, her heirs and assigns.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 517 Huntington Ridge, Nashville, TN 37211.

All matters shown on plat of record in Plat Book 4675, Page 9; and any and all matters of record the Register's Office for Davidson County, Tennessee.

Easement as of record in Book 2338, Page 222, Book 9732, Page 308, Book 9732, Page 551 and in Book 9775, Page 308, said Register's Office.

Covenants, conditions, restrictions, reservations, easements, liens for assessment, options, powers of attorney, and limitations set forth in restrictions of record in Book 4729, Page 905 and in Book 5394, Page 243, and in any allied instrument(s) referred to in said restrictions.

By-Laws of Huntington Ridge Townhomes Association of record in Book 7423, Page 762, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns forever. Grantor covenants that she 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 for current year real estate taxes.

GRANTOR further covenants and binds herself and her heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, her heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 05/26/05.

Kimberly A. Margrave

Andrew D. Margrave

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

20050603-0063466
20050603-0063467

On this 26th day of May, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared Michael Talley to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kimberly A. Margrave and Andrew D. Margrave, by virtue of a power of attorney of record in Book ___, page _____, said Register's Office, and acknowledged that he executed the same as the free act and deed of the said Kimberly A. Margrave and Andrew D. Margrave.

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

Notary Public

My Commission Expires: _____

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO., TENN.
MY COMMISSION EXPIRES: NOVEMBER 06, 2006