Name and Address of New Owner:

Lee Donald
6868 Scarlet Ridge Dr.
Nashville, TN 37027

Send Tax Bills To:

Same

Prepared by:

David W. McMackin
104 East Park Dr., Ste.104
Brentwood, TN 37027
2005050204

STATE OF TENNESSEE
COUNTY OF Davidson

Map & Parcel No.
181-10-A-65.00

The actual consideration or value,

whichever is greater for this

transfer is $225,000.00

Davidson County DEEDWARR
Recvd: 06/29/05 13:34 2 pgs
Fees:13.00 Taxes:832.50

20050629-0074855

Affiant
Subscribed and sworn to before me
on 05/31/05.

Notary Public

My Commission Expires: 11/6/06

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, Albert W. Kuban III and wife, Jamie L. Kuban, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Lee Donald, (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. 266, on the plan of Autumn Oaks, Phase 2, as of record on the PUD Boundary Plat in Book 6900, Page 786, and the plan of record in Book 11700, pages 64 & 65, 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 Albert W. Kuban III and wife, Jamie L. Kuban, by Warranty Deed dated 10/07/2002 of record in Instrument No. 20021010-0123977, said Registers Office.

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

This is improved property located at 6868 Scarlet Ridge Dr., Nashville, TN 37027.

Restrictive covenants of record in Instrument No. 20010912-0099443, as amended by Instrument No. 20030513-0064238; Book 6407, page 397, as amended by Instrument of record in Book 6968, page 30, Book 6704, page 405, and Book 6988, page 30; Right of Way easement and agreement to Gulf Interstate Gas Company in Book 2245, page 271, with a partial release thereof in Book 6968, page 25; Right of Way Agreement in favor of Columbia Gulf Transmission Company in Book 4240, page 667, with a partial release thereof in Book 6968, page 25; Contract of Easement and Furnishing Water in Book 3376, page 239; Easement for the Purpose of Obtaining Water from the spring as set out in Book 475, page547; Charter for Autumn Oaks Homeowners' Association in Instrument No. 20010912-0099442; and, any and all matters as shown on the PUD Boundary Plat in Book 6900, page 786; and, the plan of record in Book 11700, page 64 & 65, said Register's Office.

This conveyance is subject to one-fourth (1/4) acre reserved for graveyard with right of ingress and egress set forth in an Instrument of record in Book 261, page 286, and Book 6704, page 397, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they 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/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 05/31/05.

Albert W. Kuban III

Jamie L. Kuban

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 Albert W. Kuban III and wife, Jamie L. Kuban, 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, this the 31st day of May, 2005.

Notary Public

My Commission Expires:

(SEAL)

D. W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires: SEPTEMBER 30, 2006