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. 24318-05-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $162,500.00. Affiant Subscribed and sworn to before me this 27th day of June, 2005. Notary Public My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Kathryn C. Bricken Sean R. Carmody 3605 Crossbrooke Drive Nashville, TN ~~37204~~ 37221 KCB SC	**Send Tax Bills To:** Countrywide Home Loans P.O. Box 660694 Dallas, Texas 75266-0694	**Tax Information:** Map No.141.06 Parcel No. 39.00

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, **Stephanie Weir, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathryn C. Bricken and Sean R. Carmody, both unmarried, as joint tenants with right of survivorship** ("Grantee"), its 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 3605 Crossbrooke Drive, Nashville, TN ~~37204~~ KCB SC 37221

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 June, 2005.

Stephanie Weir By Tice Feldman Att-In-Fact

Stephanie Weir, BY: Tice Feldman, Attorney-In-Fact pursuant to a power of attorney being placed of record immediately prior hereto

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Tice Feldman,** with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said **Stephanie Weir** and is authorized by the said **Stephanie Weir** to execute this instrument on HER behalf.

Witness my hand, at Office, this 27th day of June, 2005.

My commission expires: _____

Notary Public

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 06/30/05 13:48 2 pgs
Fees:13.00 Taxes:601.25

20050630-0075507

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Riverbridge Community Phase 1A, as of record in Instrument No. 20030213-0019997, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Stephanie Weir, an unmarried woman by deed dated September 16, 2003 from Beazer Homes Corp. DBA Phillips Builders, a Tennessee Corporation of record in Instrument No. 20030930-0143854, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Declaration of Covenants, Conditions and Restrictions for Riverbridge of record in Instrument No. 20030205-0016044, amended in Instrument No. 20030303-0027396, 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 Riverbridge Homeowners Association, Inc., of record in Instrument No. 20030218-0020999, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Riverbridge Homeowners Association, Inc. of record in Instrument No. 20030303-0027395, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Riverbridge Homeowners Association, Inc. of record in Instrument No. 20030218-0020998, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Instrument No. 20030213-0019997, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Instrument No. 20020709-0082561, Register's Office for Davidson County, Tennessee.
8. Easement of record in Book 1298, page 244, Register's Office for Davidson County, Tennessee.
9. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 7601, page 415, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Instrument No. 20021217-0155374, Register's Office for Davidson County, Tennessee.