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. 24361-06-2005** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $198,000.00. Lanceworth Schulters by Sharon Reynolds POA Affiant Subscribed and sworn to before me this 30th day of June, 2005. Notary Public My Commission Expires: 10-26-05

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Lanceworth Schulters 480 Old Towne Drive Brentwood, TN 37027	New Owner c/o Martin Blazer 612 Hemlock Dr. Coraopolis, PA 15108	Map No.160.16 Parcel No. 47.00

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, **J. Harrison Hudnall and wife, Jeana Marie Hudnall**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lanceworth Schulters, married** ("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 480 Old Towne Drive, Brentwood, Tennessee 37027

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 30th day of June, 2005.

J. Harrison Hudnall

Jeana Marie Hudnall

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **J. Harrison Hudnall and wife, Jeana Marie Hudnall**, 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, at office, this 30th day of June, 2005.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 07/07/05 15:35 2 pg:
Fees:13.00 Taxes:732.60

20050707-0078702

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 47 on the Plan of The Terraces of Brentwood Chase as of record in Instrument No. 20001103-0109137, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to J. Harrison Hudnall and wife, Jeana Marie Hudnall, by deed dated January 18, 2002 from Pulte Homes Tennessee Limited Partnership, a Tennessee limited partnership, of record in Instrument No. 20020123-0008963, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes which have been pro-rated and assumed by the Grantee;
2. Declaration of Covenants, Conditions and Restrictions for Terraces at Brentwood Chase of record in Instrument No. 20001214-0123057, amended in Instrument No. 20010119-0005975 and Instrument No. 20010328-0029845; and
3. Declaration of Covenants, Conditions and Restrictions for Brentwood Chase Community of record in Instrument No. 200005310053798, amended in Instrument No. 200008310086366;
4. By-Laws of Terraces at Brentwood Chase Townhome Association, Inc. of record in Instrument No. 20001214-0123058;
5. Dedication of common area to Terraces at Brentwood Chase Townhomes Association, Inc. of record in Instrument No. 20010208-0012530;
6. Dedication of common area to Brentwood Chase Community Association, Inc. of record in Instrument No. 20010208-0012529;
7. Charter of Incorporation of Terraces at Brentwood Chase Townhome Association, Inc. of record in Instrument No. 20001214-0123056;
8. All matters appearing on the Plan of record as Instrument No. 20001103-0109137;
9. Easement for drainage of record in Book 7902, page 389;
10. Easement for water mains and appurtenances of record in Book 8371, page 320; and
11. Storm water detention agreement of record in Book 1115, pages 281 and 286, Register's Office for Davidson County, Tennessee.