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. 24466-06-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $293,100.00. Affiant Subscribed and sworn to before me this 20th day of July, 2005. Notary Public My Commission Expires: 9/30/08

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Willard E. Johns 620 Valley Trace Court Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.143.06 Parcel No. 57

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, **Eugene J. Winter**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Willard E. Johns, unmarried** ("Grantee"), his 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 620 Valley Trace Court, Nashville, TN 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 20th day of July, 2005.

Eugene J. Winter by Jerry Babb AIF

Eugene J. Winter
By Jerry Babb, as her Attorney in Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Jerry Babb with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Eugene J. Winter, as his Attorney-In-Fact, and as the free act and deed of the within named Eugene J. Winter as his Attorney in Fact.

Witness my hand and official seal, at office in Nashville, Tennessee, this 20th day of July 2005.

Notary Public

My Commission Expires:_____

Davidson County DEEDWARR
Recvd: 07/25/05 10:52 2 pgs
Fees:13.00 Taxes:1084.47
20050725-0086040

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Harpeth Trace Estates, Phase II, as of record in Plat Book 5200, pages 556-558, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Eugene J. Winter, unmarried by deed dated May 18, 1994 from Laurel L. Fuqua Aldredge and William L. Aldredge, wife and husband of record in Book 9350, page 707, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Harpeth Trace of record in Book 5120, pages 208 and 918, amended in Book 5182, pages 767 and 768, Book 5380, page 357, and in Book 6094, page 718, 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. Charter of Incorporation of Harpeth Trace Services Association of record in Book 5120, page 199, amended in Book 6556, page 693, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 5200, pages 556,- 558, Register's Office for Davidson County, Tennessee.
5. Easement of record in Book 4967, page 244, Register's Office for Davidson County, Tennessee.