WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $182,500.00.

Brenda Young
Affiant

Subscribed and sworn to me on July 22, 2005.

Sharon L. Riney
NOTARY PUBLIC
5-27-07

SHARON L. RINEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/26/05 13:27 2 pgs
Fees:13.00 Taxes:675.25

20050726-0086890

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20843SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brenda Young 601 Old Hickory Blvd., #64 Brentwood, TN 37027	1st Trust Bank for Savings 6525 Quail Hollow, Ste. 300 Memphis, TN 38120	171-03-B-260

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Denise V. Hicks, and an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Brenda Young, an unmarried woman, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 22 on the Plan of Phase Two, Section Seven, Townhomes of Fredericksburg, as shown on plat of record in Book 9700, page 957, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Denise V. Hicks, an unmarried woman, by Deed from Pulte Homes Tennessee Limited Partnership, of record as Instrument No. 20000530-0053417 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Williamson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. **Matters shown on plan of record in Book 9700, page 957, in the Register's Office for Davidson County, Tennessee, and**
4. Declaration of Covenants, Conditions and Restrictions of record in Book 7798, page 843; Book 8920, page 65; Book 9500, page 393; Book 9860, page 840; Book 10126, page 435; Book 10224, page 683; Book 10294, page 850; Book 10393, page 11; Book 10628, page 517; Book 10694, page 541; Book 10951, page 547; Book 11550, page 531, and Book 11682, page 75, in said Register's Office, and
5. Charter of Fredericksburg Homeowners' Association, Inc. of record in Book 8920, page 40; Book 10126, page 430, and Book 11550, page 229, in said Register's Office, and

6. By-Laws of record in Book 8920, page 45; Book 10126, page 486; Book 10275, page 959; Book 10694, page 539, and Book 11550, page 554, in said Register's Office, and
7. Deeds of Conveyance of record in Book 9698, pages 81 and 124; Book 10208, pages 760, 764, 801, 806 and 811, and Book 10623, pages 835, 839 and 889, in said Register's Office, and
8. Easements of record in Book 7358, page 643; Book 7993, page 269; Book 7851, page 712; Book 7358, page 643, and Book 9607, page 431, in said Register's Office, and
9. Declaration of site drainage easement of record in Book 10012, page 756, in said Register's Office, and
10. Subject to the rights of others in and to the common areas, and
11. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

This property is also known as improved property located at 601 Old Hickory Blvd., #64, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on July 21, 2005.

Denise V. Hicks

Denise V. Hicks

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 21, 2005, before me, the undersigned, personally appeared Denise V. Hicks, an unmarried woman to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on July 21, 2005.

June E. Rowell

NOTARY PUBLIC

My Commission Expires:

JUNE E. ROWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
JUNE E. ROWELL
My Commission Expires
JULY 29, 2006
STATE OF TENNESSEE