File Box 9-B

First Title & Escrow Co., Inc.
#24495

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $142,500.00.

Affiant

NOTARY PUBLIC
AT LARGE Subscribed and sworn to me on August 1, 2005.
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 08/05/05 14:43 3 pgs
Fees:18.00 Taxes:675.25

20050805-0092678

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20877SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Richard Henson Meghan Henson 601 Old Hickory Boulevard, #119 Brentwood, TN 37027	Countrywide Home Loans 801 Crescent Centre Dr. #510 Franklin, TN 37067	171-03-B-302

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, Charles A. Lodowski and wife, Patricia S. Lodowski, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Richard Henson, married and, Meghan Henson, unmarried, joint tenants with right of survivorship, hereinafter called **"GRANTEES,"** their 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. 64, Phase Two, Section Seven, on the Plan of Townhomes of Fredericksburg as shown in Plat 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 Charles A. Lodowski and wife, Patricia S. Lodowski, by Deed from Pulte Homes Tennessee Limited Partnership of record as Instrument No. 20000711-0068665 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 Davidson 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, Book 11682, page 75, and Instrument No. 20050705-0076596 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.
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. Rights and claims of parties in possession under unrecorded leases; and
11. Subject to the rights of others in and to the common areas/elements; and
12. 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 Boulevard, #119, 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 GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 August 1, 2005.

Charles A. Lodowski

Charles A. Lodowski

Patricia S. Lodowski

Patricia S. Lodowski

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 1, 2005, before me, the undersigned, personally appeared Charles A. Lodowski and wife, Patricia S. Lodowski to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on August 1, 2005.

NOTARY PUBLIC

My Commission Expires: _____

J. MICHAEL MORGAN STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE