McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/08/05 10:00 2 pg
Fees:13.00 Taxes:715.95
20050808-0093025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

615-377-3319

The actual consideration or value, whichever is greater, for this transfer is $193,500.00

Affiant

Subscribed and sworn to before me, this 5th day of August, 2005

Notary Public

My commission expires:_____

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Allison L. White	**AEDC Federal Credit Union**	**Map 171 Group 3-O-B Parcel 233-CO**
601 Old Hickory Blvd., # 39	**PO Box 1210**	
Brentwood, TN 37027	**Tullahoma, TN 37388**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Josephine G. Sevier, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Allison L. White, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 39, Phase Two, Section Six, on the Plan of Townhomes of Fredericksburg, as of record in Plat Book 9700, Pages 953 and 954, Register's Office for said county, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Josephine G. Sevier by warranty deed from Prudential Relocation, Inc., f/k/a CitiCapital Relocation, Inc., of record in Instrument #20030304-0028598, dated February 20, 2003, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 953 & 954, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 8920, Page 65, Book 9500, Page 393, Book 9860, Page 840, Book 7798, Page 843, Book 10224, Page 683, Book 10294, Page 850, Book 10694, Page 541, Book 10628, Page 517, Book 10393, Page 11, Book 10126, Page 435, Book 10224, Page 683, Book 11550, Page 531, Book 11682, Page 75, and Instrument #200007180070558, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 8920, Page 45, Book 10694, Page 539, Book 10126, Page 486, Book 10275, Page 959, and Book 11550, Page 554, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 7358, Page 643, Book 7993, Page 269, and Book 7851, Page 712, Register's Office for DAVIDSON County, Tennessee.
QCD for common areas to HOA of record in Book 11753, Page 208, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 10126, Page 430 and Book 11550, Page 529, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance of record in Book 9698, Pages 81 and 124, Register's Office for DAVIDSON County, Tennessee.
Easement for Cable Television of record in Instrument #20000516-0049387, Register's Office for DAVIDSON County, Tennessee.
Easement to BellSouth of record in Book 10709, Page 143, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 10357, Page 920, Register's Office for DAVIDSON County, Tennessee.

Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 601 Old Hickory Blvd., # 39, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 my/our hand(s) this 5th day of August, 2005.

Josephine G. Sevier by: A. Scott Hubbard Atty. in Fact
Josephine G. Sevier
By: A. Scott Hubbard, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **A. Scott Hubbard**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Josephine G. Sevier for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Josephine G. Sevier, and is authorized by Josephine G. Sevier to execute this instrument on his/her behalf.

Witness my hand, at office, this 5th day of August, 2005.

Notary Public

My Commission Expires:

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES AUG 14, 2005

File #: **05429-JM**
RECORD & RETURN TO:
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027