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. 24675-08-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $84,900.00. Affiant Subscribed and sworn to before me this 15th day of September, 2005. Notary Public 1-27-07

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Audrey G. Taylor 224 Hickory Forge Antioch, TN 37013	Franklin American Mtg 501 Corporate Center Dr Ste 400 Franklin, Tn 37067	Map No.163.11-0A Parcel No. 025.00-CO

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, **Patricia D. Yates, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Audrey G. Taylor, unmarried** ("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 224 Hickory Forge, Antioch, TN 37013

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 15th day of September, 2005.

Patricia D. Yates

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Patricia D. Yates**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of September, 2005.

Notary Public

My Commission Expires:

GERALD C. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 09/19/05 13:36 2 pgs
Fees:13.00 Taxes:314.13

20050919-0112296

FILE BOX 45

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 25 on the Plan of Third Revision Section Two Bell Forge Village, as of record in Plat Book 6900, page 250, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Patricia D. Yates by deed dated October 30, 2002 from James W. Booz and wife, Christine C. Booz of record in Instrument No. 20021031-0133323, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions and Restrictions for Bell Forge Village of record in Book 6040, page 538, amended in Book 6350, page 858, Book 6651, page 207, Book 7224, page 209, 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. By-Laws of Bell Forge Village Homeowner's Association, of record in Book 6040, page 576 amended in Book 6306, page 644, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Bell Forge Village Homeowner's Association of record in Book 6040, page 534 and Book 7224, page 241, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Bell Forge Village Homeowner's Association of record in Book 6887, page 495, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6900, page 250, Register's Office for Davidson County, Tennessee.
7. Easement for right of way granted to American Telephone Company of record in Book 1181, page 564, Register's Office for Davidson County, Tennessee.
8. Easement for agreement of record in Book 7224, page 246, Register's Office for Davidson County, Tennessee.
9. Easement for sewer line of record in Book 6859, page 672, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Book 6531, page 321, Register's Office for Davidson County, Tennessee.
11. Agreement for use of Dumpster Facility recorded in Book 7224, page 195, Register's Office for Davidson County, Tennessee.