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. 24742-09-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $212,000.00. Affiant Subscribed and sworn to before me this 20th day of October, 2005. Notary Public My Commission Expires: 5/24/2008 SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner: Jennifer Anne Mills 7088 Northridge Drive Nashville, TN 37221	**Send Tax Bills To:** C.L. Same as new owner	**Tax Information:** Map No.142.13-0B Parcel No. 189.00-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, **Rhona Williams London, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer Anne Mills, 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 7088 Northridge Drive, Nashville, Tennessee 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.

Claude Anthony London, spouse of Rhona Williams London, joins in the execution of this instrument for the purpose of conveying any interest he may have in subject property by virtue of his marriage to the said Rhona Williams London.

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 October, 2005.

Rhona Williams London by Sharon Reynolds
Rhona Williams London
By Sharon Reynolds, Attorney-in-Fact

Claude Anthony London by Sharon Reynolds
Claude Anthony London
By Sharon Reynolds, Attorney-in-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sharon Reynolds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that she is the Attorney-in-Fact for the said Rhona Williams London and Claude Anthony London and is authorized by the said Rhona Williams London and Claude Anthony London to execute this instrument on their behalf.

Witness my hand, at office, this 20th day of October, 2005.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 10/26/05 14:02 2 pgs
Fees:13.00 Taxes:784.40

20051026-0129439

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 227 on the Plan of Riverside Phase 5B as of record in Instrument No. 20030212-0019415, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Rhona Loraine Williams, unmarried, by deed dated September 30, 2003 from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20031015-0152998, Register's Office for Davidson County, Tennessee. Rhona Loraine Williams has since married and is now know as Rhona Williams London.

This conveyance is made subject to:

1. Taxes which have been paid by the Grantor and prorated by the parties;
2. Declaration of Covenants, Conditions and Restrictions for Riverside of record in Book 7185, page 619, Book 7405, page 780, amended in Instrument No. 20040419-0044162;
3. Dedication of common area to Riverside Homeowners Association, Inc. of record in Instrument No. 20040608-0067842 and Instrument No. 20040608-0067844;
4. Charter of Incorporation of Riverside Homeowners Association, Inc. of record in Book 7829, page 703;
5. All matters appearing on the Plan of record as Instrument No. 20030212-0019415;
6. Easement for ingress and egress of record in Book 7103, page 48;
7. Easement for sewer line of record in Book 7803, page 642;
8. Easement of record in Book 6972, page 45;
9. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 6970, pages 275, 278 and 281 and Book 7803, page 642;and
10. Agreement for grant of easement for conservation greenway recorded in Instrument No. 20041019-0125877, Register's Office for Davidson County, Tennessee.