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Davidson County DEEDWARR
Recvd: 12/19/05 10:50 3 pgs
Fees:18.00 Taxes:697.45
20051219-0151703

REALTY TITLE
Book 48-A

WARRANTY DEED

Deborah K. Devine State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $188,500.00.

Brittany Brewer
Affiant

Subscribed and sworn to me on December 15, 2005.

Deborah K. Devine
NOTARY PUBLIC
My Commission Expires: 11/22/08

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21317SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Eric J. Gullett Larry C. Gullett 601 Old Hickory Boulevard, #123 Brentwood, TN 37027	AMERICAN Home Mortgage P. O. Box 660029 Dallas, TX 75266-0029	171-3-B-306 CO

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, Dowann Gray, nka Dowann Pack, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Eric J. Gullett an unmarried man and Larry C. Gullett, a married man, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. Unit 68, Phase Two, Section Seven, on the Plan of Townhomes of Fredericksburg, as of record in Plat Book 9700, page 957, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dowann Gray, an unmarried woman, nka Dowann Pack, an unmarried woman, by Warranty Deed from Pulte Homes Tennessee Limited Partnership, of record as Instrument No. 200005310053938, 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, Register's Office for Davidson County, Tennessee, and
4. Restrictive Covenants contained in instrument of record in Book 7798, page 843, Register's Office for Davidson County, Tennessee, and

5. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8920, page 65, as amended in Book 9860, page 840; Book 9500, page 393 and in Book 10694, page 541, in the Register's Office for Davidson County, Tennessee, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, and
6. By-Laws of record in Book 8920, page 45 and amended in Book 10694, page 539, of record in Register's Office for Davidson County, Tennessee, and
7. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 10126, page 435, as amended in Book 10224, page 683; Book 10294, page 85 and as Instrument No. 200007180070558, in the Register's Office for Davidson County, Tennessee, and
8. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 11550, page 531, as amended in Book 11682, page 75, in the Register's Office for Davidson County, Tennessee, and
9. By-Laws of record in Book 11550, page 554, of record in Register's Office for Davidson County, Tennessee, and
10. Easement of record in Book 7851, page 712; Book 7358, page 643; Book 7993, page 269 and in Book 10012, page 756, Register's Office for Davidson County, Tennessee, and
11. Charter of Townhomes of Fredericksburg Homeowner's Association, Inc., of record in Book 10126, page 430 and Book 11550, page 529, Register's Office for Davidson County, Tennessee, and
12. By-Laws of The Townhomes of Fredericksburg Homeowner's Association, Inc., record in Book 10126, page 486; Book 12075, page 959 and Book 11550, page 554, of record in Register's Office for Davidson County, Tennessee, and
13. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions, and
14. Rights of others in and to the common areas.

This property is also known as improved property located at 601 Old Hickory Boulevard, #123, 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 GRANTOR does 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 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 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 December 15, 2005.

Dowann Gray, nka

Dowann Pack

Dowann Gray, nka Dowann Pack

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 15, 2005, before me personally appeared Dowann Gray, nka Dowann Pack and 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 December 15, 2005.

NOTARY PUBLIC

My Commission Expires: May 30, 2007

JEREMY H. CHERRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Jeremy H. Cherry
My Commission Expires
May 30, 2007
STATE OF TENNESSEE