State of Tennessee
County of Rutherford

This actual consideration or value – whichever is greater- is $139,900.00

Affiant

Subscribed and sworn before me this 30th day of December, 2005.

Notary Public

My Commission Expires: 3-25-06

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee

Davidson County DEEDWARR
Recvd: 01/12/06 13:54 2 pgs
Fees:13.00 Taxes:517.63
20060112-0005004

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Cathryn Becker 3065 Harpeth Springs Drive Nashville, TN 37221	3065 Harpeth Springs Drive Nashville, TN 37221	New owner

Map 141-6-D, Parcel 32

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ROBERT LUCA, married

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

CATHRYN BECKER, unmarried

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit No. 32 on the Plan of Riverbridge Community, A Planned Unit Development of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert Luca, an unmarried man, by Deed from Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation, dated 11/25/2003, Register's Office for Davidson County, Tennessee. In Instrument #20031210-0177163

Any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Instrument No. 200302130019999, Register's Office for said County.

Subject to Covenants, Conditions, and Restrictions contained in Instrument Number 20030205-0016044, and amended in Instrument Numbers 20030303-0027396 and 20030806-0111893, Register's Office for said County.

Subject to Storm Water Detention Agreement of record in Instrument No. 20021217-0155374, Register's Office for said County.

Subject to By-Laws of Instrument No. 20030218-0020999, Register's Office for said County.

Subject to the Charter of Riverbridge Homeowners Association, Inc. of record in Instrument No. 20030218-0020998, Register's Office for said County.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 30th day of December, 2005.

Robert Luca

Anne E Luca

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, Notary Public, in and for said County and State, **Robert Luca**, the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that ~~he~~ executed the within instrument for the purposes contained. + Anne E. Luca them

Witness my hand, this 30th **day** of December, **2005.**

My Commission Expires:

3-25-06

Notary Public

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee