J61-083

Register Return to:
Land Title South, Inc.
~~2328 Aspen Grove Dr.~~
Suite 400
Franklin, ~~TN 37067~~

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00.

Affiant

Subscribed and sworn to me on February 15, 2006.

NOTARY PUBLIC

My Commission Expires
~~October 26, 2008~~

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 02/21/06 09:10 2 pg
Fees:13.00 Taxes:702.63
20060221-0019724

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21482SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Heather Rutherford 601 Old Hickory Blvd, #61 Brentwood, TN 37027	Franklin American Mortgage ~~Same as New Owner~~ 501 Corporate Centre Ste 400 Franklin, TN 37067	171-3-B-257

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, Mazin Patrick Sagman and wife, Besma H. Sagman, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Heather Rutherford, an unmarried person, 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. 19 on the Plan of Townhomes of Fredericksburg, Phase Two, Section Seven, 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 particular description.

Being the same property conveyed to Mazin Patrick Sagman and Besma H. Sagman, husband and wife, by deed from Pulte Homes Tennessee Limited Partnership of record as Instrument No. 200003280031177, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 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.
4. Restrictive Covenants contained in instrument of record in Book 7798, page 843, Register's Office for Davidson County, Tennessee.
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.
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.
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. 20000718007058, and re-recorded as Instrument No. 20050705-0076596 in the Register's Office for Davidson County, Tennessee.

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.
9. By-Laws of record in Book 11550, page 554, of record in Register's Office for Davidson County, Tennessee.
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.
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.
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.
13. Subject to the rights of others in and to the common areas.
14. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

This property is also known as improved property located at 601 Old Hickory Boulevard, #61, 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 GRANTORS do 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 GRANTORS do further covenant and bind themselves, their 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 February 15, 2006.

Mazin Patrick Sagman

Mazin Patrick Sagman

Besma H. Sagman

Besma H. Sagman

STATE OF TEXAS, COUNTY OF Travis

On February 15, 2006, before me personally appeared Mazin Patrick Sagman and Besma H. Sagman to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on February 15, 2006.

NOTARY PUBLIC

My Commission Expires: 11/07/09

NOLAN E. CURREN
Notary Public
STATE OF TEXAS
My Comm. Exp. Nov. 07, 2009