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.**~~ ~~**TTEC File No. 25152-02-2006**~~	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $216,000.00 Affiant Subscribed and sworn to before me this 8th day of March, 2006. Notary Public My Commission Expires: 4-8-07 My Commission Expires APRIL 8, 2007 Return to TITLE ENTERPRISES, LLC 320 Seven Springs Way Suite 150 Brentwood, TN 37027

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Elizabeth Murdock 6725 Autumn Oaks Brentwood, TN	Same/new owner	Map No.181.10-0A Parcel No. 006.00-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, **Bree A. Taylor, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Murdock, unmarried** ("Grantee"), her 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 6725 Autumn Oaks, Brentwood, TN

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 8th day of March, 2006.

Bree A. Taylor

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Bree A. Taylor**, 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 8th day of March, 2006.

Notary Public

My Commission Expires: 7-25-09

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 03/10/06 10:54 2 pgs
Fees:13.00 Taxes:762.20

20060310-0028005

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Section One Autumn Oaks, as of record in Plat Book 9700, pages 913 and 914, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Bree A. Taylor, an unmarried woman by Deed dated September 30, 2004 from Corinthian Custom Homes, Inc. of record in Instrument No. 20041001-0118825, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 6704, pages 397 and 405, amended in Book 6968, page 30, 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. Declaration of Covenants, Conditions By-Laws and Restrictions for Autumn Oaks Homeowners Association, Inc., of record in Instrument No. 20010912-0099443, amended as Instrument No. 20030513-0064238, 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).
4. Charter of Incorporation of Autumn Oaks Homeowner's Association, Inc. of record in Instrument No. 20010912-0099442, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 9343, pages 196 and 199, and in Book 11217, page 799, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 9700, pages 913 and 914, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 6900, page 786, Register's Office for Davidson County, Tennessee.
8. Easement for water mains and appurtenances of record in Book 7515, page 298, Register's Office for Davidson County, Tennessee.
9. Easement for pipelines of record in Book 4240, page 667, Register's Office for Davidson County, Tennessee.
10. Easement for right-of-way of record in Book 2245, page 271, Register's Office for Davidson County, Tennessee. Partial Release of record in Book 6968, page 25, Register's Office for Davidson County, Tennessee.
11. Easement for water of record in Book 3376, page 239, and in Book 475, page 547, Register's Office for Davidson County, Tennessee.
12. Easement for graveyard of record in Book 261, page 284, Register's Office for Davidson County, Tennessee.
13. Storm water detention agreement of record in Book 7760, page 970, Register's Office for Davidson County, Tennessee.