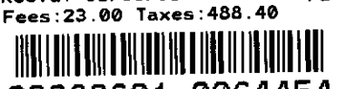
Return to: First Title and Escrow Company, Inc.
File Number 25461 Box 9B

Davidson County DEEDWARR
Recvd: 06/01/06 12:05 4 pgs
Fees:23.00 Taxes:488.40



20060601-0064454

Prepared By and Returnable to:
Bone McAllester Norton PLLC (KRM)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

Address New Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Phillip Rutterer 427 Summit Ridge Place Nashville, TN 37215	~~New Owner~~ American Home Mortgage Post Office Box 3050 Columbia, MD 21046	131-05-0-B-427.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Karen Hillebrand, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey to **Phillip Rutterer** * ("Grantee"), and Grantee's heirs and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor, if any, in and to any land lying in the bed of any street, road, highway or avenue, open or proposed, in front of or adjoining all or any part of said land, any alley bisecting said land, and any and all strips, gores, or rights-of-way, riparian rights and easements affecting or appurtenant to said land and all improvements and fixtures located thereon and all easements, privileges and appurtenances thereunto (collectively the "Property"). *unmarried

This conveyance of the Property, and all covenants and warranties contained herein, is made expressly subject to the matters set forth on Exhibit B, which is attached hereto and incorporated herein by reference; provided, however, that Grantor makes no covenants or warranties whatsoever with respect to title to any alley bisecting the Property or any land lying in the bed of any streets, roads, highways, or avenues adjoining or abutting the Property or the amount of acreage or square footage contained in the Property.

This is improved property known as 427 Summit Ridge Place, Nashville, Tennessee 37215. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor covenants that, subject to the matters set forth herein and in the Exhibits attached hereto, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that the Property is unencumbered.

GRANTOR FURTHER COVENANTS and binds Grantor and Grantor's heirs and representatives to warrant and forever defend the title to said Property to Grantee, Grantee's

heirs and representatives, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth herein and in the Exhibits attached hereto.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 26th day of May, 2006.

GRANTOR:

Karen Hillebrand

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, with whom I am personally acquainted, Karen Hillebrand (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 26th day of May, 2006.

NOTARY PUBLIC

KIMBERLEY R. MANKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-30-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $132,000.00.

Subscribed and sworn to before me, this the 26 day of May, 2006.

Notary Public

My Commission Expires: _____

CHRISTINA M. READ NOTARY PUBLIC AT LARGE

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

Schedule "A"

Land in Davidson County, Tennessee, being Unit No. 427, together with the appurtenant interest in the common elements of Four Seasons Condominium, a horizontal property regime established by Master Deed, of record in Book 6841, page 349, amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Karen Hillebrand, an unmarried person by Deed dated March 28, 1997 from Nancy M. Smith, an unmarried person of record in Book 10404, page 568, Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. Taxes for the year 2006, a lien, but not yet due and payable. Said taxes are prorated as of date of Closing and Grantee/Grantees assume responsibility to pay said taxes and future years taxes when due and payable.

2. Master Deed of record in Book 6841, page 329, as amended in Book 6847, page 122, Register's Office for said County.

3. Terms, conditions and obligations contained in instruments of record in Book 4821, page 20, and Book 5388, page 503, said Register's Office.

4. Easement of record in Book 5158, page 230, which supercedes, voids, and vacates easement of record in Book 4821, page 20, and Book 5050, page 30, said Register's Office.

5. Ingress, Egress and Utility Easement of record in Book 5158, page 852, said Register's Office.

6. Easement Agreements of record in Book 6869, page 162, Book 6870, page 162, Book 7776, page 899, and Book 6869, page 162, said Register's Office.