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.** **FTEC File No. 25530-06-2006**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $181,000.00. Affiant Subscribed and sworn to before me this 16th day of June, 2006. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
~~Theresa~~ Teresa Diane Buck 1276 Brentwood Highland Drive Nashville, TN 37211	New Owners	Map No.172.04-0A Parcel No. 067.00-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, **Jon P. Booms and wife, Rachel E. Booms**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **~~Theresa~~ *Teresa Diane Buck, 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 1276 Brentwood Highland Drive, Nashville, TN 37211

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 16th day of June, 2006.

Jon P. Booms by Barbara Browning AIF
Jon P. Booms
By Barbara Browning as his Attorney in Fact

Rachel E. Booms by Barbara Browning AIF
Rachel E. Booms
By Barbara Browning as her Attorney in Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Barbara Browning with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Jon P. Booms and Rachel E. Booms as their Attorney-In-Fact, and as the free act and deed of the within named Jon P. Booms and Rachel E. Booms.

Witness my hand and official seal, at office in Nashville, Tennessee, this 16th day of June, 2006.

Notary Public

My Commission Expires:_____

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

Davidson County DEEDWARR
Recvd: 06/23/06 14:30 2 pgs
Fees:13.00 Taxes:669.70

20060623-0075393

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Phase Two Highlands of Brentwood as of record in Instrument No. 200002090013331, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jon P. Booms and Rachel E. Booms, husband wife, by deed dated August 27, 2001 from NVR, Inc., T/A Ryan Homes; a Virginia Corporation of record in Instrument No. 20010831-0094692, 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 11189, page 612 and in Book 6562, page 93, 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 Highlands of Brentwood, of record in Book 11356, page 815, amended in Book 11629, page 906, Instrument No. 20020722-0087704 and in Instrument No. 20021121-0144877, 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. Dedication of common area to Highlands of Brentwood Homeowners Association, Inc. of record in Instrument No. 200004070035205, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Highlands of Brentwood Homeowners Associaion, Inc. of record in Book 11595, page 872, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7379, page 28 and in Book 7461, page 805, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Instrument No. 200002090013331, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Plan of record as Book 9700, page 773, Register's Office for Davidson County, Tennessee.
9. Easement for systems of communications of record in Book 11608, page 467, Register's Office for Davidson County, Tennessee.
10. Easement for ingress and egress of record in Book 11189, page 612, Register's Office for Davidson County, Tennessee.