PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS. 109 WESTPARK DRIVE, SUTIE 330 BRENTWOOD, TN 37027

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. 25511-05-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $90,000.00. Affiant Subscribed and sworn to before me this 22nd day of June, 2006. NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE Notary Public

WARRANTY DEED

Address New Owner: Aaron L. Soloman and Angelia L.Solomon 13 Fox Vale Lane Nashville, TN 37221	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.177.00-0 Parcel No. 012.00

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, **Keevan Masten**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aaron L Soloman and wife, Angelia L. Solomon** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 13 Fox Vale Lane, Nashville, TN 37221

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 22nd day of June, 2006.

Keevan Masten by Susan James AIF
Keevan Masten
By Susan James, as his Attorney in Fact

Davidson County DEEDWARR
Recvd: 06/28/06 11:07 2 pgs
Fees:13.00 Taxes:333.00
20060628-0077267

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Susan James 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 Keevan Masten as his Attorney-In-Fact, and as the free act and deed of the within named Keevan Masten.

Witness my hand and official seal, at office in Nashville, Tennessee, this 21st 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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Lot 7 Fox Hollow Farms, Fox Hunt Pointe, as of record in Plat Book 11190, page 95, and being shown as Lot 7 on the plan of Fox Hollow Farms shown on Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions of record in Book 8960, page 252, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Keevan Masten by Quitclaim Deed dated November 21st, 2005 from Susan Masten of record in Instrument No. 20060628-0077266 Register's Office for Davidson County, Tennessee. The parties have since divorced.

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 8353, page 806, 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 Fox Hollow Farms, of record in Book 8960, page 252, Book 9048, page 590, Book 9052, page 433, Book 9137, page 784, Book 9340, page 579, Book 9400, page 936, corrected in Book 9772, page 401, Book 9454, page 59, Book 9648, page 407, Book 9892, page 743, Book 9981, page 497, Book 10112, page 348, corrected in Book 10173, page 415, Book 10675, page 549, Book 10940, page 193, Book 10940, page 200, Instrument No. 20020103-00011120, Instrument No. 20020103-000121, Instrument No. 20020710-0083032, Instrument No. 20031216-0179664, Instrument No. 20040128-0010551, and Instrument No. 20050216-0017867, 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 Fox Hollow Farms Homeowners Association of record in Book 8960, page 251, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 11190, page 95, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 9700, page 292, corrected in Book 10371, page 516, Register's Office for Davidson County, Tennessee.
7. Easement of record in Book 9892, page 774 and 779, Register's Office for Davidson County, Tennessee.
8. Easement for ingress and egress and utilities of record in Book 8916, page 345, corrected in Book 8960, page 247 and in Book 9305, page 487, Register's Office for Davidson County, Tennessee.
9. Easement of record in Book 9258, page 114, Register's Office for Davidson County, Tennessee.
10. Easement of record in Book 9291, page 454, Register's Office for Davidson County, Tennessee.
11. Easement of record in Page 9340, page 585, rerecorded in Book 9400, page 931, Register's Office for Davidson County, Tennessee.
12. Easement of record in Book 9274, page 392 of record in, Register's Office for Davidson County, Tennessee.
13. Storm water detention agreement of record in Book 9322, page 360, and Book 9322, page 351, Register's Office for Davidson County, Tennessee.