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. 25695-07-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $118,900.00. Charlene Renee Pirolo Affiant Subscribed and sworn to before me this 31st day of July, 2006. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Charlene Rene Pirolo 304 Brittany Park Place Antioch, TN 37013	**Send Tax Bills To:** America's Wholesale Lend P.O. Box 660694 Dallas, TX 75266-0694	**Tax Information:** Map No.162.12-0A Parcel No. 048.00-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, **Glendo Grider, Jr. and wife, Laurel G. Grider**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charlene Rene Pirolo, married** ("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 304 Brittany Park Place, Antioch, TN 37013

This is Investment property and not the marital residence of the Grantee

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 31st day of July, 2006.

Glendo Grider, Jr.

Laurel G. Grider

Davidson County DEEDWARR
Recvd: 08/04/06 09:25 2 pgs
Fees:13.00 Taxes:439.93

20060804-0095385

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Glendo Grider, Jr. and Laurel G.Grider**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2006.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Brittany Park Phase II, as of record in Plat Book 9700, page 796, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Glendo Grider, Jr. and wife, Laurel G. Grider by Deed dated December 28, 1999 from Carlton Enterprises, Inc., a Tennessee Corporation of record in Instrument No. 19991229-0308710, 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. Declaration of Covenants, Conditions By-Laws and Restrictions for Brittany Park Subdivision, of record in Book 10016, page 870, amended in Book 11398, page 4, and Instrument No. 20021025-0130771, 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. Dedication of common area to Brittany Park Subdivision Homeowner's Association of record in Book 11398, page 193, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Brittany Park Subdivision Homeowner's Association of record in Book 10016, page 900, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 9700, page 796, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 7900, page 998, Register's Office for Davidson County, Tennessee.
7. Easement for roadway tract of record in Book 8113, page 849, amended in Book 8128, page 92, Register's Office for Davidson County, Tennessee.
8. Easement of record in Book 7968, page 191, Register's Office for Davidson County, Tennessee.
9. Easement of record in Book 4202, page 787, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Book 8174, page 198, and in Book 9938, page 753, Register's Office for Davidson County, Tennessee.