This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
William R. Mueller
5736 Stone Brook Drive
Brentwood, TN 37027

SEND TAX BILL TO:
Owner

Davidson County DEEDWARR
Recvd: 09/06/06 14:16 3 pg
Fees:18.00 Taxes:493.95
20060906-0110229

MORTGAGEE:

NONE

MAP	**160-14-0**
GROUP	**D**
PARCEL	**19.00 CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Gary Downey and wife, Elaine Downey,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **William R. Mueller and wife, Karen L. Mueller,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Exhibit A

Being the same property conveyed to Gary Downey and wife, Elaine Downey by deed from Stephanie Henderson, unmarried of record in Instrument No. 20040629-0076737, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **5736 Stone Brook Drive, Brentwood, Tennessee 37027.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the **28th** day of **August, 2006.**

Gary Downey by Mindy Hickernell as Atty-in-Fact

Gary Downey by Mindy Hickernell as Attorney-in-fact

Elaine Downey by Mindy Hickernell as Atty-in-Fact

Elaine Downey by Mindy Hickernell as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mindy Hickernell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the **Attorney-in-fact for Gary Downey and Elaine Downey, the bargainors**, and that as said Attorney-in-fact she executed the within Warranty Deed for the purposes therein contained by signing the names of Gary Downey and Elaine Downey as their free act and deed.

WITNESS my hand and official seal this 28th day of August, 2006.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/10/2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $133,500.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of August, 2006.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/10/2010

Exhibit "A"

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 5736, in Brentwood Trace Condominiums, Section II, a Condominium, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Davidson County, Tennessee, and described in Plat Book 5200, pages 376 and 377, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Brentwood Trace Condominiums, contained in the Master Deed and By-Laws appended thereto, recorded in Book 5818, page 915, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.