THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
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. 25859-09-2006**	The actual consideration or value, whichever is greater, for this transfer is: $93,900.00. Affiant Subscribed and sworn to before me this 15th day of September, 2006. Notary Public My Commission Expires: 72509 Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

BOX 13
12108.

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Chajuan [redacted] Fitzgerald 415 Hickory Glade Drive Antioch, TN 37013	Countrywide Home Loans 3011 Armory Dr., Ste 120 Nashville, TN. 37204	162-1A-14 Map No. [redacted] Parcel No.

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, **Lindsay Ann Davis**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chajuan [redacted], 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.

*Fitzgerald

This is improved property located at 415 Hickory Glade Drive, Antioch, TN 37013

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 15th day of September, 2006.

Lindsay Ann Davis

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lindsay Ann Davis**, 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 15th day of September, 2006.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires
SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 09/26/06 14:16 2 pgs
Fees:13.00 Taxes:347.43

20060926-0119126

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 14 on the Plan of Phase 1 Hickory Glade, as of record in Plat Book 6250, page 888, amended in Plat Book 6250, page 889, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Lindsay Ann Davis, unmarried by Deed dated April 30, 2004 from Spence Oliver and wife, Judy K. Oliver of record in Instrument No. 20040510-0053211, 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 and Restrictions for Hickory Glade, Phase One of record in Book 6824, page 929, re-recorded in Book 6893, page 896, amended in Book 6824, page 952, re-recorded in Book 6898, page 919, amended in Book 6898, page 920, Book 6957, page 473, Book 7959, page 869, Book 11443, page 625, and Instrument No. 20031223-0182416, 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). Appointment of Successor Trustee of record in Book 11443, page 625, Register's Office for Davidson County, Tennessee.
3. By-Laws of Hickory Glade, Phase One, Home Owners Association, of record in Book 6878, page 390, amended in Book 10697, page 182, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Hickory Glade Home Owners Association, of record in Book 6898, page 921, re-recorded in Book 6899, page 562, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Hickory Glade Home Owners Association, Inc. of record in Book 6845, page 780, 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 7384, page 941, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record in Plat Book 6250, page 888, amended in Book 6250, page 889, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Book 6796, page 991, Register's Office for Davidson County, Tennessee.