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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. 25887-09-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $455,000.00 Affiant Subscribed and sworn to before me this 25th day of September, 2006. Notary Public My Commission Expires: 1/24/10

CYNTHIA ANN GORE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Anne E. Treinen 461 Cumberland Place Nashville, TN 37215	**Send Tax Bills To:** Bank of America NA 1400 Best Plaza Dr Richmond VA 23227	**Tax Information:** Map No.131-06-0-H Parcel No. 047.00 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, **Bryan Kaegi, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anne E. Treinen, unmarried** ("Grantee"), its 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 461 Cumberland Place, Nashville, Tennessee 37215

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.

Elizabeth Kaegi, spouse of Bryan Kaegi, joins in the execution of this instrument for the purpose of conveying any interest she may have in subject property by virtue of her marriage to the said Bryan Kaegi.

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 25th day of September, 2006.

Bryan Kaegi by Elizabeth Kaegi AIF
Bryan Kaegi
By Elizabeth Kaegi, Attorney-in-Fact

Elizabeth Kaegi
Elizabeth Kaegi

Davidson County DEEDWARR
Recvd: 09/27/06 14:38 2 pgs
Fees:13.00 Taxes:1683.50
20060927-0119717

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 25th day of September, 2006.

J. MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

My Commission Expires:

Notary Public

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS:

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Elizabeth Kaegi, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for the said Bryan Kaegi and is authorized by the said Bryan Kaegi to execute this instrument on his behalf.

Witness my hand, at Office, this 25th day of September, 2006.

J. MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

My Commission Expires:

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Resubdivision of Lots 49-54 Villages of Cherry Glen Phase 3 as of record in Plat Book 8250, page 840, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Byran Kaegi by deed dated April 18, 2003 from Jeanne M. Danahy, unmarried, of record in Instrument No. 20030423-0054226, 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 Village of Cherry Glen of record in Book 9882, page 739, made applicable in Book 10594, page 695, amended in Book 11186, page 932 and Instrument No. 20011206-0134252;
3. Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, page 522, amended in Book 6778, page 536 and Book 9882, page 733;
4. Charter of Incorporation of Burton Hills Homeowners Association, Inc. of record in Book 6517, page 505, amended in Book 6921, page 216;
5. Charter of Incorporation of Village of Cherry Glen Association, Inc. of record in Book 9983, page 930;
6. Charter of Incorporation of Burton Hills Recreational Association, Inc. of record in Book 6517, page 511, amended in Book 6921, page 214;
7. Charter of Incorporation of Burton Hills Estate Association, Inc. of record in Book 6665, page 1, amended in Book 6921, page 210;
8. Bylaws of Village of Cherry Glen Association, Inc. of record in Instrument No. 20000204-0011736, amended in Instrument No. 20000324-0030195, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record as Book 8250, page 840;
10. All matters appearing on the Plan of record as Book 6900, page 55 and 304 and Plat Book 9700, page 182; and
11. Easement for driveway turnarounds of record in Book 8919, page 779, Register's Office for Davidson County, Tennessee.