WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

FILE BOX 45

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

X Melodie D. Lowe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2006

Notary Public

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Melodie D. Lowe	AmSouth Bank	Map 163
2950 Baby Ruth Lane; #1	2050 Parkway Office Cirl RCN-1	Group 11-0-E
Antioch, TN 37013	Birmingham, AL 35244	Parcel 4 CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Teresa Y. Gray, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Melodie D. Lowe, an unmarried woman

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:

BEING Unit No. 1, on the Plan of Timber Trace Townhouses, Second Revision, of record in Instrument 20020514-0059199, (erroneously shown as Instrument 200011220115447 on prior deed) Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Teresa Y. Gray, unmarried, by deed from York Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument 20010730-0080571, said Register's Office.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Instrument 20001122-0115563; Instrument 20010314-0024381; Instrument 20010329-0030062; Instrument 20020517-0060761, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20020514-0059199, said Register's Office; (3) Easement of record in Book 3843, Page 727, said Register's Office; (4) Electrical Permit of record in Book 4572, Page 995, and Book 4591, Page 552, said Register's Office; (5) Ingress and Egress Easement of record in Book 3765, Page 103, said Register's Office; (6) Sanitary Sewer Easement of record in Book 8526, Page 362, said Register's Office; (7) Landscape Contract of record in Instrument 20001130-0117579, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2950 Baby Ruth Lane; #1, Antioch, TN 37013

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 my hand this 28th day of September, 2006.

Teresa Y. Gray

Davidson County DEEDWARR
Recvd: 09/29/06 14:34 2 pgs
Fees:13.00 Taxes:444.00

20060929-0120898

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Teresa Y. Gray, 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 and official seal at Nashville, Tennessee, this 28th day of September, 2006.

My Commission Expires: ~~03/31/07~~ 1/27/07

Notary Public

