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** **FTEC File No. 25932-09-2006**	The actual consideration or value, whichever is greater, for this transfer is $237,000.00. Affiant Subscribed and sworn to before me this 29th day of September, 2006. Notary Public My Commission Expires: NOV. 24, 2007
Record & Return To: **First Title and Escrow Company, Inc.** File Box 9B	

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kathryn G. Young 209 Hearthstone Manor Lane Brentwood, TN 37027	New Owner	Map No.19-160.15-0A Parcel No. 077.00-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, **James Lamont Fuqua, Trustee of The James Lamont Fuqua Revocable Living Trust, with full power to sell trust property and James Lamont Fuqua, Individually**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathryn G. Young, Married** ("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 209 Hearthstone Manor Lane, Brentwood, TN 37027

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 29th day of September, 2006.

James Lamont Fuqua, Trustee

James Lamont Fuqua

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James Lamont Fuqua, Individually and as Trustee of the James Lamont Fuqua Revocable Living Trust**, 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 29th day of September, 2006.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 10/03/06 14:38 2 pgs
Fees:13.00 Taxes:876.90

20061003-0122624

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 77 on the Plan of Phase IV Hearthstone Manor, as of record in Plat Book 6250, page 990, revised in Book 6200, page 642, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Margaret E. Mager, a single woman, by deed dated July 30, 1987 from Radnor Homes, Inc., of record in Book 7312, page 494, Register's Office for Davidson County, Tennessee. Margaret E. Mager having died and, by Will of record in Will Book 232, page 571, Davidson County Probate Court Clerk's Office, she devised subject property to James L. Fuqua. (See also Quitclaim Deed of record as Instrument No. 20011026-0117397, said Register's Office.)

Being further conveyed to The James Lamont Fuqua Revocable Living Trust by Limited Warranty Deed dated December 20, 2004 from James Lamont Fuqua of record in Instrument No. 20041220-0151036, Register's Office for Davidson County, Tennessee. James Lamont Fuqua being one and the same person as James L. Fuqua.

This conveyance is made subject to:

1. 2006 City/County taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive covenants contained in an instrument of record in Book 5409, page 485, 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. Declaration of Covenants, Conditions and Restrictions for Hearthstone Manor of record in Book 6424, page 839, amended in Book 6582, page 154, Book 6600, page 3, Book 6884, page 251, made applicable Book 6916, page 230, re-recorded in Book 7393, page 749, amended in Book 7398, page 907, Book 7403, page 563, and in Book 11404, page 149, 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).
4. By-Laws of Hearthstone Manor Homeowners Association, Inc., of record in Book 7403, page 568, Register's Office for Davidson County, Tennessee.
5. Dedication of common area to Hearthstone Manor Homeowners Association, Inc. of record in Book 7393, page 746, Register's Office for Davidson County, Tennessee.
6. Charter of Incorporation of Hearthstone Manor Homeowners Association, Inc. of record in Book 6437, page 852, amended in Book 7679, page 16 and Book 7769, page 494, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 6250, page 990, Revised in Book 6200, page 642, Register's Office for Davidson County, Tennessee.
8. Hearthstone Manor Homeowners Association, Inc. Rules and Regulations recorded in Book 11749, page 481, Register's Office for Davidson County, Tennessee.