Davidson County DEEDWARR
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Fees:23.00 Taxes:9509.00
20061003-0122728

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THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $2,570,000.00. Affiant Subscribed and sworn to before me, this 2nd day of October, 2006. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
MICHAEL C. WARREN DENISE W. WARREN 4925 Tyne Valle Boulevard Nashville, TN 37220	SAME	146-6-066 146-6-067

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. T. DUBOIS AND WIFE, PAM DUBOIS**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MICHAEL C. WARREN AND WIFE, DENISE W. WARREN**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: See Exhibit "A" attached hereto.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Restrictive Covenants contained in instrument of record in Book 6833, page 594, Book 6833, page 601, and Book 8259, page 498, Register's Office for Davidson County, Tennessee; as amended by Amended and Restated Declaration of Restrictive Covenants For Treemont of record as Instrument No. 20051202-0145241, in said Register's Office.

2. Matters shown on the Plan of record in Book 6250, page 895, 896 and 897, said Register's Office.

3. Easement to David R. Zielske and wife, Vicki J. Zielske and rights and privileges as more specifically setout therein of record in Book 8831, page 211, said Register's Office.

4. Provisions and Agreements contained in the Easement of record in Book 8831, page 214, Register's Office for Davidson County, Tennessee.

5. Easement for right of way to J. Clyde Seals, his heirs and assigns, along the southeasterly side of Lot 15, easterly and southerly side of Lot 20 as reserved in deed of record in Book 1001, page 529, Register's Office for Davidson County, Tennessee.

6. Five-foot easement along the northerly line of Potter Tract for Bridle Path as reserved in a Deed of record in Book 1066, page 274, in the Register's Office of Davidson County, Tennessee.

7. Charter of Treemont Homeowners Association of record in Book 6833, page 617, said Register's Office.

8. Subject to all the liens of any unpaid assessments and/or special assessments.

9. Rights of others in and to the common elements.

This is improved property known as 4925 Tyne Valle Boulevard, Nashville, Tennessee.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 2nd day of October, 2006.

J. T. DUBOIS

PAM DUBOIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. T. DUBOIS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of October, 2006.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PAM DUBOIS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of October, 2006.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

EXHIBIT "A"

Parcel I:

Lots 45 and 46 on the Plan of Treemont of record in Book 6250, page 895, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to J. T. DuBois and wife, Pam DuBois by deed from Lynn Anderson, unmarried, formerly known as Lynn Anderson Stream, of record in Book 9796, page 696, Register's Office for Davidson County, Tennessee.

Parcel II:

A permanent easement located upon Lot No. 44 on the Plat of Treemont, which Lot is shown of record in Plat Book 6250, page 897, Register's Office for Davidson County, Tennessee, which easement runs along the eastern boundary line of Lot No. 44 (which is the western boundary line of Lot No. 46), and which easement is more particularly described as follows:

Beginning at a point at the northeast corner of Lot No. 44 on the Plan of Treemont, as recorded in Plat Book 6250, page 897, Register's Office for Davidson County, Tennessee; thence with the east line of said Lot No. 44 South 05 degrees 50' 07" West, 246.50 feet to the southeast corner of Lot No. 44; thence with the northerly line of said Lot No 45, South 61 degrees 19' 01" West, 36.62 feet to a rock wall; thence running along said rock wall and severing the easterly portion of Lot No. 44, North 05 degrees 41' 46" East, approximately 266.43 feet to a point; thence South 84 degrees 39' 34" East, approximately 30.00 feet to the point of beginning, and containing approximately 0.17 acres.