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Davidson County DEEDWARR
Recvd: 10/05/06 09:47 3 pgs
Fees:18.00 Taxes:701.15

20061005-0123698

WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

G-ES-06-0601

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,500.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF September, 2006.

Notary Public

MY COMMISSION EXPIRES: 4/20/2010
(AFFIX SEAL)

SHIRLEY A. BEESLEY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth S. Williams	(NAME)	
601 Old Hickory Blvd. # 55		171-3B-293.00 CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT H. MCCLELLAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KENNETH W. WILLIAMS, AND WIFE, LINDA S. WILLIAMS , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 13 ON THE PLAN OF PHASE TWO, SECTION SEVEN, TOWNHOMES OF FREDERICKSBURG, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 957, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBERT H. MCCLELLAN BY WARRANTY DEED FROM NATALIE J. GOLDBERG RECORDED APRIL 4, 2001 IN INSTRUMENT NO. 20010404-0032811, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2006 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S) HEREIN; B) *SEE ATTACHED EXHIBIT "A"; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 601 Old Hickory Blvd. # 55, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 29th day of September, 2006.

Robert H. McClellan

STATE OF Tennessee
COUNTY OF Davidson

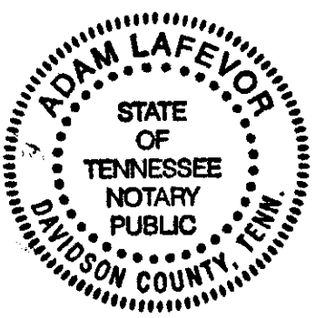
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert H. McClellan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of September, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

EXHIBIT "A"

ALL matters shown on Plat recorded in Book 9700, page 957.

Restrictive Covenants as set forth in Book 7798, page 843.

Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 8920, page 65, amended in Book 9860, page 840, and in any allied instrument(s) referred to in said restrictions.

By-Laws of Townhomes of Fredericksburg Homeowner's Association, Inc. of record in Book 8920, page 45.

Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 10126, page 435, as amended in Book 10224, page 683, corrected in Book 10294, page 850 ; 20000718 0070558 ; 20050705-0076596

By-Laws of The Townhomes of Fredericksburg Homeowner's Association, Inc. of record in Book 10126, page 486, as amended in Book 10275, page 959.

Charter of Townhomes of Fredericksburg Homeowner's Association, Inc. of record in Book 10126, page 430 and Book 11550, page 529.

Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 11550, page 531, and in any allied instrument(s) referred to in said restrictions.

By-Laws of Townhomes of Fredericksburg Homeowner's Association, Inc. of record in Book 11550, page 554.

Easement(s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 7358, page 643.

Easement(s) to State of Tennessee, as set forth in instrument recorded in Book 7851, page 712.

Easement(s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 10012, page 756.

Quitclaim Deed for Common Areas to Fredericksburg Homeowner's Association of record in Book 11753, page 208.

Easement(s) to InterMedia Partners, as set forth in instrument recorded as Instrument No. 200005160049387.