Davidson County	DEEDWARR
Recvd: 11/01/06 12:05	2 pgs
Fees:13.00 Taxes:643.80	
20061101-0135670	

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 174,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th October, 2006

Notary Public

My Commission Expires: 10/10/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVENUE, SOUTH, SUITE 210 FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners as Follows:
Ronald R. Ford
7349 Althorp Way
Nashville1, TN 37211

Send Tax Bills To:
Coldwell Banker Mortgage
3000 Leadeanhall Road
Mount Laurel, NJ 08054

Map Parcel No.
Map 174-19-0-A Parcel 42

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good valuable consideration, the receipt of which is hereby acknowledged, We, **Linda L. ALLEN**, unmarried, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Ronald R. Ford, married man**, hereinafter called Grantees, their heirs and assigns, a 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. 40 on the plan of Revision One, Section Two, LENOX VILLAGE, of record in Instrument No. 20020731-0091872 , Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Linda L. Allen, unmarried, by Warranty Deed from NVR, Inc. t/a Ryan Homes, A Virginia Corporation, dated Feb. 27, 2003, recorded in Instrument No. 20030303-0027828, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to:

Taxes and assessments for the year 2007, and subsequent years, which are a lien and not yet due and payable.

All matters on the plan of Revision One, Section Two, Lenox Village of record in Instrument No. 200207310091872, Register's Office for Davidson County, Tennessee.

Subject to all matters on the Plan of record in Plat Book 421, page 146, said Register's Office.

Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20020315-0032826, Register's Office for Davidson County, Tennessee Covenants and restrictions, but OMITTING ANY RESTRICTIVE COVENANT(S) BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, unless and only to the extent that said covenant, condition or restriction (a) is exempt under Title 42, Section 3607 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

Master Deed of record in Instrument No. 20020315-0032825, Register's Office for Davidson County, Tennessee.

Easement for sanitary sewer, storm drainage and water main with appurtenances of record in Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee.

Easement for sanitary sewer and/or storm drainage of record in Instrument No. 20011106-0121932, and Book 7361, page 230 and Book 7985, Page 449, and Instrument No. 20010918-0100850, Register's Office for Davidson County, Tennessee.

Easement for water mains and appurtenances of record in Instrument No. 20011112-0123853, Register's Office for Davidson County, Tennessee.

Easement for stormwater detention of record in Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.

Charter of Lenox Village Neighborhood Association of record in Instrument No. 200204120045831, Register's Office for Davidson County, Tennessee.

Easement for the flow of water of unnamed tributary of Mill Creek and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of an unnamed tributary of Mill Creek free from dimunition and pollution.

Conveyance of common areas from Lenox Village I, LLC and Lenox Village III, LLC unto Lenox Village Neighborhood Association of record as Instrument No. 20020501-0053757 and as Re-recorded in Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee.

Rights of others in and to the common areas and/or elements of Lenox Village.

Easement for Right of way and sign of record in Instrument No. 20010103-0000902, Register's Office for Davidson County, Tennessee.

Subject to lien for special assessments as contained in the restrictions.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as: **7349 Althorp Way, Unit 40, Lenox Village, Nashville1, TN 37211**

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 person 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 27th day of October 2006.

GRANTOR:

Linda L. Allen

LINDA L. ALLEN

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Linda L. Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 27th day of October 2006.

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC

MY COMMISSION EXPIRES: