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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**Windmill Title, LLC**<br>**201 Seaboard Lane, Ste 102**<br>**Franklin, TN 37067** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $405,000.00.<br>Affiant<br>Subscribed and sworn to before me this 23rd day of February, 2007.<br>Notary Public<br>My Commission Expires:<br>7-19-08 |

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# WARRANTY DEED

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| **Address New Owner:**<br>Whitney B. Conyers<br>Walter D. Conyers,<br>65 Ravenwood Hills Circle<br>Nashville, TN 37215 | **Send Tax Bills To:**<br>American Home Mortgage<br>5605 Glenridge Drive Ste 1050<br>Atlanta, GA. 30342 | **Tax Information:**<br><br>Map & Parcel No.131-06-0C-052.00-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, **Stephen H. Price, ~~X~~unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Whitney B. Conyers** and **Walter D. Conyers, wife and husband** ("Grantee"), their 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 65 Ravenwood Hills Circle, Nashville, TN 37215 and is not now nor has it ever been the marital residence of the Grantor.

**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 23rd day of February, 2007.

~~Stephen~~ H. Price

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Stephen H. Price**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of February, 2007.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 03/21/07 09:58 2 pgs
Fees:13.00 Taxes:1498.50

20070321-0034110

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Burton Hills Village of Ravenwood Tract 20, as of record in Plat Book 6900, page 363, amended in Book 7436, page 795, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Stephen H. Price, unmarried by Warranty Deed dated 12/23/2004, from Jeffery W. Swink and wife, Esther C. Swink of record as Instrument Number 20041230-0154691, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Burton Hills Village of Ravenwood of record in Book 7071, page 460 amended in Book 7146, page 183, 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 Burton Hills of record in Book 6517, page 522, amended in Book 6778, page 536, and Book 7046, page 520, 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. Charter of Incorporation of Burton Hills Village of Ravenwood Association, Inc. of record in Book 7189, page 67, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Burton Hills Homeowner's Association, Inc. of record in Book 6517, page 505, amended in Book 6921, page 216, Register's Office for Davidson County, Tennessee.
6. Charter of Incorporation of Burton Hills Recreational Association, Inc. of record in Book 6517, page 511 amended in Book 6921, page 214, Register's Office for Davidson County, Tennessee.
7. Charter of Incorporation of Burton Hills Estate Association, Inc. of record in Book 6665, page 1, amended in Book 6921, page 210, Register's Office for Davidson County, Tennessee.
8. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3702, page 250, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record as Book 6900, page 363 amended in Book 7436, page 795, Register's Office for Davidson County, Tennessee.
10. All matters appearing on the Plan of record as Book 6900, page 55, Register's Office for Davidson County, Tennessee.
11. Maximum square footage allocation in Book 7147, page 421, Register's Office for Davidson County, Tennessee.
12. Appointment of Successor Trustee recorded in Book 10386, page 864, Register's Office for Davidson County, Tennessee.
13. Agreement recorded in Book 6470, page 383, Book 6655, page 47 and in Book 7147, pages 411 and 416, Register's Office for Davidson County, Tennessee.
14. Assignment of Rights and Status of Developer recorded in Book 8967, page 719, Register's Office for Davidson County, Tennessee.