WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 239,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2007

Notary Public: ~~Patricia Nichols~~ CAROL WILSON

MY COMMISSION EXPIRES: ~~04/24/09~~ 7-19-08

(AFFIX SEAL)

CAROL A. WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7001 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Sharon R. Brady	NEW OWNER	Map 171
6044 Wellesley Way		Group 2-O-A
Brentwood, TN 37027		Parcel 96-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Kristine Kaye and husband, Dale R. Spears

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Sharon R. Brady

hereinafter called the 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. 96, on the Plan of Brentwood Villa, Phase 3B,of record in Plat Book 6900, Page 4, and amended in Book 6900, Page 329, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kristine Kaye by Quitclaim deed from Gerald W. Kaye, of record in Instrument 20040617-0071710, dated May 10, 2004 and recorded June 17, 2004 said Register's Office.

This conveyance is subject to Master Deed, Restrictive Covenants and By-Laws of record in Book 6923, Page 943; Book 7035, Page 115; Book 7101, Page 730; Book 7143, Page 18; Book 7266, Page 84; Book 7423, Page 574; Book 6936, Page 895; Book 7998, Page 249; Book 6923, Page 986; Book 7423, Page 564; Book 8074, Page 564, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 325, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 201 Glenstone Circle, Brentwood, TN 37027

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 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 our hands this 21st day of May, 2007.

Kristine Kaye

Kristine Kaye

Dale R. Spears

Dale R. Spears

Davidson County DEEDWARR
Recvd: 05/22/07 10:30 2 pgs
Fees:13.00 Taxes:884.30

20070522-0060856

Box 31-B for BCCB (CAW)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 21st day of May 2007.

NOTARY PUBLIC

My Commission Expires: 01/24/09

