B01 36

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/29/07 14:11 2 pgs
Fees:13.00 Taxes:888.00

20070529-0063563

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $240,000.00.

K. Finnegan
Affiant

Subscribed and sworn to me on May 25, 2007.

NOTARY PUBLIC

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Julie Bhattacharya Peak
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22431SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Bobbi A. Tucker 1469 Timber Ridge Circle Nashville, TN 37211	SAME AS NEW OWNER	172-040-A0-48.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kevin R. Finnegan and wife, Carrie R. Finnegan, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Bobbi A. Tucker, an unmarried person hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Phase Two, Highlands of Brentwood (formerly Brentwood Highlands) of record as Instrument No. 20000209-0013331 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Kevin R. Finnegan and wife, Carrie R. Finnegan, by Deed dated October 29, 2001, from NVR, Inc., T/A Ryan Homes, a Virginia corporation, of record as Instrument No. 20011114-0124829 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record as Instrument No. 20000209-0013331 in the Register's Office for Davidson County, Tennessee.
4. Restrictive Covenants of record in Book 11189, page 612; Book 11356, page 815, and Book 11629, page 906, in said Register's Office.

5. Easements for Sanitary Sewer of record in Book 7461, pages 773 and 805, in said Register's Office.
6. Easement for Access of record in Book 11189, page 612, in said Register's Office.
7. Easement to BellSouth of record in Book 11608, page 467, in said Register's Office.
8. Quitclaim Deeds for Open Space of record in Book 11629, page 909, and Instrument No. 20000407-0035205 in said Register's Office.
9. Homeowners' Association Charter of record in Book 11595, page 872, in said Register's Office.
10. By-Laws of record in Book 11356, page 840, in said Register's Office.

This property is also known as improved property located at 1469 Timber Ridge Circle, Nashville, 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 GRANTEE, her heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on May 25, 2007.

Kevin R. Finnegan

Kevin R. Finnegan

Carrie R. Finnegan

Carrie R. Finnegan

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 25, 2007, before me personally appeared Kevin R. Finnegan and Carrie R. Finnegan to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on May 25, 2007.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

My Commission Expires: