This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 07/05/07 08:14 2 pgs
Fees:13.00 Taxes:462.13
20070705-0079715

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $124,900.00.

Affiant

Subscribed and sworn to before me,
this 29th day of June, 2007.

Notary Public

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Bethany Bartholomew 490 Flintlock Court Nashville, Tennessee 37217	Bank of America, N. A. P. O. Box 1675 Coraopolis, PA 15108	135-16-O-B-44.00CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Edward A. Sloan, Jr.**, an unmarried man, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Bethany Bartholomew**, an unmarried woman, hereinafter called the Grantee, her heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit No. 44 on the Plan of Woodridge at Nashboro Village, of record in Instrument No.20021120-0143949, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edward A. Sloan, Jr., an unmarried man, by Warranty Deed from Beazer Homes Corp., D/B/A Phillips Builders, a Tennessee Corporation of record in Instrument No.20050104-0001319, Register's Office for Davidson County, Tennessee.

This is improved property known as: 490 Flintlock Court, Unit 44 Nashville, TN 37217.

This property is made subject to the following:

1. 2007 County Taxes a lien, not yet due and payable.

2. Subject to any and all Matters on the Plat Plan of record in Instrument No.20021120-0143949, Register's Office for Davidson County, Tennessee.

3. Subject to Restrictive Covenants contained in Instruments of record in Instrument No.20021104-0134724; and as amended of record in Instrument No.20030610-0080281 and in Instrument No.20050520-0056888, Register's Office for Davidson County, Tennessee.

4. Subject to By-Laws of record in Instrument No.20021106-0136459, Register's Office for Davidson County, Tennessee.

5. Subject to Charter for The Homeowner's Association of record in Instrument No.20021106-0136458, Register's Office for Davidson County, Tennessee.

6. Subject to Storm Water Detention Agreement of record in Instrument No.20020820-0100403, Register's Office for said County.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of June, 2007.

By: Edward A. Sloan Jr.

Edward A. Sloan, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Philip Davis Alexander, a Notary Public in and for said County and State, the within named EDWARD A. SLOAN, JR., the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he has executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 29th day of June, 2007.

NOTARY PUBLIC

My Commission Expires: 3-20-2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010