Box 36

Davidson County DEEDWARR
Recvd: 11/08/07 14:46 3 pgs
Fees:18.00 Taxes:573.50

20071108-0132128

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $155,000.00.

Affiant

Subscribed and sworn to me on November 7, 2007.

NOTARY PUBLIC

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22815SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ronald E. Fitzgerald 27 Fawn Creek Pass Nashville, TN 37214	SAME ADDRESS AS NEW OWNER	122-1-A-265 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Terry L. Jackson and wife, Kathy Jackson, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Ronald E. Fitzgerald, a married man, hereinafter called **"GRANTEE,"** his 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 Unit No. 40 on the Plan of Woodland Point, Phase III, a Private Element Horizontal Property Regime (being the Townhome Area Woodland Point) located on Fawn Creek Pass, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, Phase III, of record in Boundary Plat in Instrument No. 20000713-0069314 and Plat of record as Instrument No. 20001011-0101044 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.
>
> Being the same property conveyed to Terry L. Jackson by Deed from Centex Homes, a Nevada General Partnership, of record as Instrument No. 20020118-0007888 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 paid by Grantor; 2008 and subsequent taxes are assumed by the Grantee; and
2. Matters appearing on the Boundary Plat of record as Instrument No. 20000713-0069314 and Plat of record as Exhibit "C" of Instrument No. 20001011-0101044 in the Register's Office for Davidson County, Tennessee; and
3. Declaration of Restrictive Covenants of record as Instrument No. 20000711-0068562 in said Register's Office; and
4. Master Declaration of record as Instrument No.20000607-0056981 in said Register's Office; and
5. Landscape Agreement of record as Instrument No. 20000612-0058346 in said Register's Office; and
6. Easements of record in Book 8332, page 982, in said Register's Office; and
7. Charter of record as Instrument No. 20001013-0102000 in said Register's Office; and
8. Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20001011-0101044 in said Register's Office, together with the By-Laws attached thereto as Exhibit "B"; and
9. 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.

This property is also known as improved property located at 27 Fawn Creek Pass, Nashville, TN 37214.

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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE 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 do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 November 7, 2007.

Terry L. Jackson

Kathy Jackson

Kathy Jackson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 7, 2007, before me personally appeared Terry L. Jackson & Kathy Jackson to me known (or proved to me on the basis of satisfactory evidence) to be the persons 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 November 7, 2007.

NOTARY PUBLIC

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
January 21, 2009
STATE OF TENNESSEE