RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 05/02/08 13:21 3 pgs
Fees:18.00 Taxes:1332.00
20080502-0045218

GENERAL WARRANTY DEED

This instrument was prepared by Perrone & Young, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027 (PRY)

Address New Owner	Send Tax Bills To:	Map/Parcel
Timothy D. Reynolds P.O. Box 2365 Brentwood, TN 37024	Same	Map 159-6-A Parcel 5

State of Tennessee)
County of Williamson)

The actual consideration or value for this transfer, whichever is greater is $360,000.00.

Affiant

Sworn to and subscribed before me this 1st day of May 2008.

Notary Public

My commission expires: 1-30-10

REBECCA L. CAREY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the Grantee hereinafter named and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **G. Nelson Crowe II** (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto the said **Timothy D. Reynolds**, unmarried (the "Grantee"), his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5, on the Final Plat of Richland Woods Subdivision Cluster Lot Development, of record as Instrument No. 20051128-0142574, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to G. Nelson Crowe II by deed from Richland Woods LLC, of record in Instrument No. 20051230-0157060, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: 1416 Richland Woods Lane, Brentwood, Tennessee, 37027.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantees, their heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of the said real estate in fee

simple, have a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit A**.

Grantors further covenant and bind themselves, their heirs and assigns, 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.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand on this 1st day of May 2008.

GRANTOR:

G. Nelson Crowe II

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **G. Nelson Crowe II** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who, after being duly sworn, made oath that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 1ST day of May 2008.

My Commission Expires:
1-30-10

NOTARY PUBLIC

REBECCA L. CAREY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

[Permitted Exceptions]

1. Taxes for the year 2008, and subsequent years, a lien but not yet due and payable. Payment thereof expressly assumed by the Grantee.

2. All matters shown on Plat of Loulah M. Young Lands of record in Plat Book 4060, pages 70 and 117, RODC.

3. Final Plat of Richland Woods Subdivision Cluster Lot Development of record at Instrument No. 20051128-0142574, RODC.

4. Stormwater Detention Agreement from Richland Woods, LLC to Metropolitan Government of Nashville and Davidson County, of record at Instrument No. 20050526-0059724, RODC.

5. Declaration of Protective Covenants, Conditions and Restrictions for Richland Woods of record at Instrument No. 20051215-0150673, RODC.