This Instrument Was Prepared By:
Mooreland Title Company, LLC
Hugh Entrekin, Atty
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/13/08 12:00 2 pgs
Fees:13.00 Taxes:784.03

20080813-0083343

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $211,900.00.

Affiant

Subscribed and sworn to before me, this 11th day of August, 2008.

Notary Public

My Commission Expires: 1-20-10

LINDA J. OTT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address New Owner:
Ruth M. Frias
1900 Nancy Beth Lane
Madison, TN 37115

Send Tax Bills To:
Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

Map & Parcel
034-7-A-172.00

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 Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Westview Homes, LLC,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ruth M. Frias and Lazaro Salas Rojas,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 26 on the Final Subdivision Plat of Harbor Village, Phase III, as shown of record in Instrument No. 20050331-0034862, as amended by Surveyor's Certificate of Correction of record in Instrument No. 20050406-0038091, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Westview Homes, LLC by deed from Alliance Development, LLC, dated October 16, 2007, of record in Instrument No. 20071024-0125667, Register's Office for Davidson County, Tennessee..

This conveyance in made subject but not limited to the following:

1. Restrictive Covenants of record in Book 6628, Page 577 as amended in Book 6646, Page 543; Book 10672, Page 743, and Instrument No. 20010817-0089318, said Register's Office.
2. Subject to all matters on plan of record in Instrument No. 20050331-0034862, as amended by Surveyor's Certificate of Correction of record in Instrument No. 20050406-0038091, said Register's Office.
3. By-Laws of record in Book 6628, Page 588, amended in Instrument No. 20010817-0089318, said Register's Office.
4. Charter and Articles of Incorporation of Harbor Village P.U.D. Association of record in Book 6635, Page 254 and Instrument No. 20010817-0089318, said Register's Office.
5. Stormwater Detention Agreement of record in Instrument No. 20040318-0018400, said Register's Office.
6. All assessments and taxes due in 2008 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 1900 Nancy Beth Lane, Madison, TN 37115.

TO HAVE AND TO HOLD the said parcel 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, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 8th day of August, 2008.

Westview Homes, LLC

By: _____
Anne McKnight, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named Anne McKnight, with whom I am personally acquainted, and who upon her oath, acknowledged herself to be a Member of Westview Homes, LLC, the bargainor, a Tennessee Corporation, and that she as such Member, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Corporation by herself as such Member.

Witness my hand, at Brentwood, Tennessee, 8th day of August, 2008.

_____
NOTARY PUBLIC

My Commission Expires: 1-20-10

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.