THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10040276**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $160,000.00. June B McGhee Affiant Subscribed and sworn to before me, this 29th day of April, 2010. William T. Chapman, IV State Of Tennessee Notary Public Davidson County Notary Public My Commission Expires: 11/22/10

WARRANTY DEED

Address New Owner: June B. McGhee 4124 Longfellow Dr Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 062020B16600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brenda Poythress, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **June B. McGhee, married**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 103, FINAL PLAT, ABBINGTON PARK, PHASE ONE, SECTION FOUR, as shown on plat of record in Instrument No. 20050110-0003256, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Patric Poythress and Brenda Poythress, husband and wife by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, recorded on the 25th day of August, 2005 in Instrument No. 20050825-0101849, in the Register's Office of Davidson County, Tennessee. The said Patric Poythress having since died on September 1, 2009.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, ABBINGTON PARK, PHASE ONE, SECTION FOUR, as recorded in Instrument No. 20050110-0003256, amended of Open Space recorded at Instrument No. 20061005-0123983.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20030213-0020075, supplemented at Instrument No. 20050201-0011849.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions recorded in Instrument No. 20010402-0031520.

Covenants and conditions of record in Instrument No. 20000720-0071648, Register's Office for Davidson County, Tennessee which contain certain provisions regarding sewer line access for up to two connections and also provides a buffer zone and landscaping requirements as more particularly set forth in said deed.

BILL GARRETT, Davidson County
Trans:T20100027020 DEEDWARR
Recvd: 05/06/10 08:32 2 pgs
Fees:13.00 Taxes:592.00
20100506-0034372

Charter of Abbington Park Homeowners Association, Inc. recorded at Instrument No. 20030303-0027405.

Terms and provisions of by-Laws of Abbington Park Homeowners Association, Inc. recorded in Instrument No. 20030303-0027406.

QuitClaim Deed for Common Area and Open Space recorded at Instrument No. 20050201-0011847.

Provisions contained in deed of conveyance of record in Book 8377, Page 820, Register's Office for Davidson County, Tennessee which contains reservations for certain sewer taps.

Warranty Deed of Flowage easements granted to the United States of America, of record in Book 2242, Page 513, Register's Office for Davidson County, Tennessee.

Grant of Transmission Line Easement to the United States of America of record in Book 1163, Page 341, Register's Office for Davidson County, Tennessee.

Easement for 20-foot right of way for ingress and egress conveyed to Olin M. Weakley, et al of record in Book 1198, Page 525, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record as Instrument Number 20030508-0061633, said Register's Office.

Stormwater Detention Agreement of record as Instrument Number 20030109-0004246, said Register's Office.

This is improved property located at 4124 Longfellow Dr Nashville TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of April, 2010.

Brenda Poythress

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brenda Poythress, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2010.

Notary Public

My Commission Expires: 11/22/13

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County