[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Sally Anne Croft		Map/Parcel -
601 Old Hickory Blvd	NEW OWNER	171-03-B 276.00 CO
Nashville, TN 37027		

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Ste 201, Nashville, TN 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Amanda Maples, an unmarried woman** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Sally Anne Croft, an unmarried woman** (The "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 38, TOWNHOMES OF FREDERICKSBURG, PHASE TWO, SECTION SEVEN, as shown on plat of record in Plat Book 9700, Page 957, 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 Amanda Maples, unmarried by Warranty Deed from Amy Jean Dryden, a/k/a Amy Jean Haddock, and husband, Donald Duane Haddock, recorded on the 28th day of August, 2002 in Instrument No. 20020828-0104064, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2010 which have been prorated, the payment of which is assumed by the Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TOWNHOMES OF FREDERICKSBURG, PHASE TWO, SECTION SEVEN, as recorded in Plat Book 9700, Page(s) 957, said Register's Office.
3. Covenants, Conditions and Restrictions recorded in Book 7798, Page 843 and Instrument No. 20000718-0070558, re-recorded at Instrument No. 20050705-0076596 , said Register's Office.
4. Covenants, Conditions and Restrictions as set forth recorded in Book 8920, Page 65, Book 9500, Page 383, Book 9860, Page 840, Book 10126, Page 435, Book 10224, Page 683, Book 10294, Page 850, Book 10393, Page 11, Book 10453, Page 931, Book 10628, Page 519, Book 10694, Page 541, Book 10774, Page 945, Book 10895, Page 778, Book 11550, Page 531 and Book 11682, Page 75, said Register's Office.
5. Terms and provisions of by-Laws recorded in Book 8920, Page 45, Book 10126, Page 486, Book 10275, Page 959, Book 10694, Page 539, Book 10774, Page 996 and Book 11550, Page 554, said Register's Office.
6. Charter of Homeowners Association recorded in Book 8920, Page 40, Book 10126, Page 430, Book 10774, Page 938 and Book 11550, Page 529, said Register's Office.
7. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7358, Page 643, Book 7993, Page 269 and Book 9607, Page 431, said Register's Office.
8. Easement to State of Tennessee for Drainage, recorded in Book 7851, Page 712, said Register's Office.
9. Easement for BellSouth, recorded in Book 10709, Page 143, said Register's Office.
10. Deed of Conveyance to as to Common Area recorded in Book 11753, Page 208, said Register's Office.
11. Dedication of Site Easement recorded in Book 10012, Page 756, said Register's Office.
12. Deed of Conveyance as to water and sewage recorded in Book 9698, Page 81 and Book 9698, Page 124, said Register's Office.
13. Amenities Area recorded in Book 9443, Page 538 and Plat Book 7900, Page 807, said Register's Office.

This is improved property commonly known as: 601 Old Hickory Blvd, Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20100027573 DEEDWARR
Recvd: 05/07/10 14:29 2 pgs
Fees:13.00 Taxes:684.50
20100507-0035206

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me
this 30th day of April, 2010

My Commission Expires: 11-20-11

Notary Public

HOLLY M. PHILLIPS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is awfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of April, 2010

Amanda Maples

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April 2010, before me personally appeared Amanda Maples to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

My Commission Expires 01/09/2012

RYAN HUNTER ALSUP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY