THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30040-04-2011**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me this . Notary Public My Commission Expires: 5-17-15 DOROTHY E. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Return:
SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Nancy C. Small 64 Ravenwood Hills Circle Nashville, TN 37215	New Owner	Map and Parcel No.: 131 060 C 07200 CO

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, **Ginger Kaye Wright Huckabay Fischer, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nancy C. Small,** an unmarried woman ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 64 Ravenwood Hills Circle, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Halsey R. Fischer joins in the execution of the instrument to convey any marital interest he may have in said property.

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 the .

Ginger Kaye Wright Huckabay Fischer

Halsey R. Fischer

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ginger Kaye Wright Huckabay Fischer and Halsey R. Fischer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this .

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2011

BILL GARRETT, Davidson County
Trans:T20110041038 DEEDWARR
Recvd: 07/08/11 11:09 2 pgs
Fees:13.00 Taxes:1480.00
20110708-0052391

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Burton Hills Village of Ravenwood, Tract 20, as of record in Plat Book 6900, page 363, amended in Book 7451, page 43, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ginger Kaye Wright Huckabay, unmarried, by deed dated February 21, 2002, from Cendant Mobility Financial Corporation, a Delaware corporation, of record in Instrument No. 20020307-0029013, Register's Office for Davidson County, Tennessee. The said Ginger Kaye Wright Huckabay having since married and now being known as Ginger Kaye Wright Huckabay Fischer.

This conveyance is made subject to:

1. Taxes for the year 2011, prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Burton Hills Village of Ravenwood of record in Book 7071, page 460, amended in Book 7146, page 183, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons). Appointment of Successor Trustee in Book 10386, page 864, said Register's Office.
3. Declaration of Covenants, Conditions and Restrictions for Burton Hills, of record in Book 6517, page 522, amended in Book 6778, page 536 and Book 7046, page 520, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. Charter of Incorporation of Burton Hills Homeowners Association, Inc. of record in Book 6517, page 505, amended in Book 6921, page 216, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Burton Hills Village of Ravenwood Association, Inc. of record in Book 7189, page 67, Register's Office for Davidson County, Tennessee.
6. Charter of Incorporation of Burton Hills Recreational Association, Inc. of record in Book 6517, page 511, amended in Book 6921, page 214, Register's Office for Davidson County, Tennessee.
7. Charter of Incorporation of Burton Hills Estate Association, Inc. of record in Book 6665, page 1, amended in Book 6921, page 210, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Plan of record as Book 6900, page 363, amended in Book 7451, page 43, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record as Book 6900, page 55, Register's Office for Davidson County, Tennessee.
10. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3702, page 250, Register's Office for Davidson County, Tennessee.
11. Agreement recorded in Book 6470, page 383, Book 6655, page 47 and Book 7147, pages 411 and 416, Register's Office for Davidson County, Tennessee.
12. Assignment of Right and Status of Developer in Book 8967, page 719, Register's Office for Davidson County, Tennessee.
13. Maximun Square Footage Allocations in Book 7147, page 421, Register's Office for Davidson County, Tennessee.
14. Assignment of Water and Sewer Taps in Book 9193, page 523, Register's Office for Davidson County, Tennessee.