Return to Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

~~37201~~

(SP) **41694**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/06/03 09:15 2pgs
Fees:13.00 Taxes:740.00

20030506-0059898

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS 24 DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
CINDY RONVEAUX and **BRENDAN DONELSON** **931A Russell Street** **Nashville, TN 37206**	Wells Fargo Home Mortgage 3601 Minnesota Dr. Bloomington, Minnesota 55435	**82-16-117**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **WE, JAMES W. FENTON and wife, JOY ANN FENTON**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CINDY RONVEAUX and BRENDAN DONELSON**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain interest in land in Davidson County, Tennessee, being Unit A of Lookout Flats Condominiums as established by a Master Deed and By-Laws of record beginning at Book 11574, page 878, Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat for Lookout Flats Condominiums attached to the Mastter Deed as an Exhibit to the Master Deed. This conveyance is made together with the interest in the common elements as set out in the Master Deed and the limited common elements described as B including those limited common elements in basement and parking areas.

Being the same property conveyed to James W. Fenton and wife, Joy Ann Fenton by deed from JAVACK, L.L.C., of record in Book 11601, page 762, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 931 A Russell Street, Nashville, Tennessee 37206
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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.

WITNESS OUR HANDS THIS 24 DAY OF APRIL, 2003.

JAMES W. FENTON

JOY ANN FENTON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JAMES W. FENTON and wife, JOY ANN FENTON, the bargainors, 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 and official seal at Nashville, Tennessee, this the 24 day of April, 2003.

NOTARY PUBLIC

My Commission Expires: _____

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006