This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040032

Return to:
Elite Title Company
109 Westpark Drive
Suite 100
Brentwood, TN 37027

Send Tax Bills To:
Jane Featherling
308 Lake Chateau Dr.
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 03/16/04 15:23 2pgs
Fees:13.00 Taxes:412.55
20040316-0029871

New Owner is: Jane Fetherling
308 Lake Chateau Dr.
Hermitage, TN 37076

MAP: 97-08-0-A
PARCEL: 124.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Wendy Duncan, a single person**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jane Fetherling**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit W-4 in a Horizontal Property Regime as shown on the condominium site plan of Section One, Lake Chateau Condominium Apartments, as of record in Book 4675, Page 43, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Wendy L. Duncan, a single person by Warranty Deed from N.P. Builders dated 04/01/99, recorded 04/07/99, in Book 11420, page 177, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their

heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 11th day of February, 2004.

GRANTOR:

Wendy Duncan

MELISSA L. COLLINS NOTARY PUBLIC AT LARGE KNOXVILLE COUNTY, TENN. My Commission Expires Mar. 24, 2004

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Wendy Duncan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 11th day of February, 2004.

Melissa L. Collins
Notary Public

My Commission Expires: 3/24/04

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $111,500.00.

Heather M. Moore
Affiant

SWORN TO and subscribed before me this 11th day of February, 2004.

Melissa L. Collins
NOTARY PUBLIC

MELISSA L. COLLINS NOTARY PUBLIC AT LARGE KNOXVILLE COUNTY, TENN. My Commission Expires Mar. 24, 2004

My commission expires:

3/24/04