WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Phyllis K. Bartlett
Affiant

Subscribed and sworn to before me, this 15th day of April, 2004

Notary Public

MY COMMISSION EXPIRES: 7/30/05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/21/04 15:59 2pgs
Fees:13.00 Taxes:573.50

20040421-0045583

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phyllis K. Bartlett	Wells Fargo Home Mortgage	171-03-O-B
(NAME)	(NAME)	(MAP)
601 Old Hickory Blvd. #58	P. O. Box 5137	254
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027	Des Moines, IA 50306-5137	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Larry C. Eckman and wife, Elizabeth Eckman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Phyllis K. Bartlett, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Certain property in Davidson County, TN, described as Unit No. 16 of Phase Two, Section Seven, Townhomes of Fredericksburg, a Horizontal Property Regime located on Old Hickory Boulevard, in Brentwood, TN, together with Easements as shown on the plat of Phase Two, Secton Seven, Townhomes of Fredericksburg, recorded in Plat Book 9700, page 957, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 8920, page 65, as amended in Book 9500, page 393, Book 9860, page 840, Book 10224, page 683, Book 10694, page 541, Book 10453, page 931, Book 10126, page 435, as amended in Book 10224, page 683, Book 10294, page 850, Book 10393, page 11, Book 10628, page 517, Book 11550, page 531, Book 11682, page 75 and Instrument No. 20000718-0070558, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Townhomes of Fredericksburg, contained in the Declaration of Covenants, Conditions & Restrictions and By-Laws appended thereto, recorded in Book 8920, page 45, as amended in Book 10694, page 539, Book 10126, page 486, Book 10275, page 959 and Book 11550, page 554, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Larry C. Eckman and wife, Elizabeth Eckman by deed from Matthew Brady Holler and wife, Celeste H. Bush Holler, dated August 19, 2002, of record in Instrument No. 20020822-0101625, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 601 Old Hickory Blvd. #58, Brentwood, Tennessee 37027

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 my/our hand(s) this 15th day of April, 2004.

Larry C. Eckman

Elizabeth Eckman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Larry C. Eckman; Elizabeth Eckman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of April, 2004.

Jennifer D Dunlap

Notary Public

My Commission Expires: 7/30/05

JENNIFER S. DUNLAP
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.