Davidson County DEEDWARR
Recvd: 05/04/04 16:29 2pgs
Fees:13.00 Taxes:304.33
20040504-0050861

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL N
Derrick J. Winters	New Owner	Map 52-13-0-B-42
3042 Penmeade Way		Parcel CO
Nashville, TN 37219		11909 26B

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 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, **Khena P. Kara, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Derrick J. Winters, an umarried person,** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Unit No. 57 of the Condominium Site Plan, Phase II-A on the plan of River Glen, a Planned Unit Development of record in Plat Book 6900, page 818 amending Plat Book 6900, pages 650 & 651 and Plat Book 6900, page 808, all references of record in the Register of Deeds Office for Davidson County to which plan in references are hereby made for a more complete detailed description.

Being the same property conveyed to Khena P. Kara, by deed of record in Book 9795, page 330, Register's Office for Davidson County, Tennessee.

The above described real property is not the homestead of the Grantor or his spouse and never has been. It is solely owned by the Grantor free of any interest of his current spouse.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Matters shown on the Plan of record in Book 6900, pages 818 and 819 amending Plat Book 6900, pages 650 and 651 and Plat Book 6900, page 808, said Register's Office.
3. Easement of record in Book 8046, page 354, said Register's Office.
4. Master Deed of record in Book 7566, page 571 and Book 7724, page 289, said Register's Office.

This is improved property commonly known as 2312 Benay Road, Nashville, TN 37214.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $82,250.00.

Affiant

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

Notary Public

FRANCINE K. JOHNSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

My Commission Expires:_____

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, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully 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 himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 23rd day of April, 2004.

Khena P. Kara

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 **Khena P. Kara**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of April, 2004.

Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005