RECORD & RETURN TO:
FILE BOX 36, Davidson County
5

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/25/04 10:17 2pgs
Fees:13.00 Taxes:188.70
20040625-0075541

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,000.00.

Affiant

Subscribed and sworn to me on June 23, 2004.

NOTARY PUBLIC My Comm Exp: 9/25/04

MICHAEL T. HALEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20218SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Angelica Blanco 3415 West End Avenue #510E Nashville, TN 37203	SE Financial C.U. 444 James Robertson Pkwy. Nashville, TN 37219	104-06-A-133

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Treg P. Warner, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Angelica Blanco, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 510E on the Plan of Continental Condominiums of record in Plat Book 5200, page 399, in the Register's Office for Davidson County, Tennessee, as amended in Book 6135, page 788, in said Register's Office, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Treg P. Warner, unmarried, by Deed from Ross I. Evans, Jr., Trustee, of record in Book 6183, page 853, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and
2. Plan of record in Book 5200, pages 399, 400 and 401, as amended in Book 6135, page 788, and second amendment in Book 6435, page 549, in the Register's Office for Davidson County, Tennessee, shows an owner's certificate, certain setback lines and easements; and
3. 3415 West End, Inc. granted to the State of Tennessee for the benefit of the Department of Transportation, a permanent overhang easement for the construction and maintenance of an electrical power transmission line, in Book 4825, page 592, in said Register's Office; and

4. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Continental Condominiums of record in Book 5862, page 589, as amended in Book 6135, page 788, and in Book 6435, page 549, Register's Office for Davidson County, Tennessee; and

5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3415 West End Avenue #510E, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on June 23, 2004.

Treg P. Warner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 23, 2004, before me personally appeared Treg P. Warner to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on June 23, 2004.

NOTARY PUBLIC

My Commission Expires: _____

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE