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File #200410225

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,000.00

Linda Kunze
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2004.

Carol R Rivers
Notary Public

MY COMMISSION EXPIRES: 11/30/07

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/17/04 14:22 2pgs
Fees:13.00 Taxes:466.20

20040817-0099407

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 30, 2004

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bernadette Paschal	New Owner	Map: 135-12-B-22
(NAME) 2120 Nashboro Boulevard	(NAME)	Parcel:
(ADDRESS) Nashville TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **LINDA KUNZE, UNMARRIED,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **BERNADETTE PASCHAL, UNMARRIED**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 22, on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village-Tract 7, ~~a condominium development~~, as shown by plat appearing of record in Plat Book 11700, Pages 49 and 50, revising Plat Book 4660, Page 156, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jeffery S. Cargill, married by Warranty Deed dated November 29, 2000 of record in Instrument No. 20001212-0122244, and being further conveyed to Linda Kunze by Warranty Deed dated August 4, 2003 of record in Instrument No. 20030806-0112003, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions for Fairway Pointe Homeowners' Association, Inc. of record in Book 11703, Page 520, Book 4827, Page 14, Book 5469, Page 840, Book 7751, Page 907, Instrument No. 20000316-0027171 and in Instrument No. 20000527-0063887; By-Laws of Fairway Pointe Homeowners' Association, Inc. of record in Book 11703, Page 560; Memorandum of Lease of record in Book 10690, Page 327; Homeowners' Association Charter of record in Book 11703, Page 518; Easement for Sewer of record in Book 8870, Page 887; Easements of record in Book 4868, Page 74 and Book 4815, Page 425; Easement for Cart Path of record in Book 10110, Page 860; Public Right-of-Way Dedication of record in Book 4460, Pages 149-151; Judgment of Declaration of Taking for J. Percy Priest Dam of record in Book 4254, Page 410; Conveyance of Common Areas of record in Instrument No. 20001010-0100360; Storm Water Detention Agreement of record in Instrument No. 20020815-0098780; Cable Television Easement and Maintenance Agreement of record in Instrument No. 20001012-0101575; all matters shown on plat of record in Plat Book 11700, Pages 49- 50, revising Plat Book 4660, Page 156; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 2120 Nashboro Boulevard, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 10th day of August, 2004.

Linda Kunze

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Linda Kunze who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of August, 2004.

Notary Public

My Commission Expires: 11/30/04

(SEAL)

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 30, 2004

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027