File #200450369

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,266.00.

Julie Ryeanne Warwick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of September, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-23-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie Ryeanne Warwick	Chase Manhattan Mortgage Corporation	Map 133-11-A
(NAME) 500 Paragon Mills, Unit J-6	(NAME) P.O. Box 572405	Parcel 058.00
(ADDRESS) Nashville TN 37211	(ADDRESS) Murray UTAH 84157	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, **KAREN M. IZAK AND TAMMY S. LANGERAK, BOTH UNMARRIED,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JULIE RYEANNE WARWICK, AN UNMARRIED WOMAN,** hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee and being more particularly described as follows:

Being Unit Number J-6 of Canterbury Hall, a horizontal property regime established by Master Deed of record in Book 5440, Page 255, and as amended in Book 5441, Page 819, the Plat of which is of record in Plat Book 5200, Page 159, Register's Office for Davidson County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Karen M. Izak and Tammy S. Langerak by Quitclaim Deed dated March 6, 2003 of record in Instrument No. 20030321-0037592, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: By-Laws of record in Book 5440, Page 298, as amended in Book 5865, Page 101; Master Deed of record in Book 5440, Page 255, as amended in Book 5441, Page 819; Charter of Canterbury Hall Homeowners' Association of record in Book 5446, Page 152 and in Book 7283, Page 92; Sanitary Sewer Easement of record in Book 4308, Page 467 and in Book 4337, Page 544; all matters shown on Boundary Plat of record in Book 3842, Page 235; any and all matters shown on plat of record in Plat Book 5200, Page 159; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 500 Paragon Mills, Unit J-6, Nashville, TN 37211
(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 GRANTEE, her heirs and assigns forever; and Grantors covenant with the said GRANTEE 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 Grantee 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 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.

Davidson County DEEDWARR
Recvd: 09/03/04 14:08 2pgs
Fees:13.00 Taxes:245.18

20040903-0107106

Witness our hands this 2nd day of September, 2004.

Karen M. Izak

Tammy S. Langerak

STATE OF Tennessee

COUNTY OF Davidson

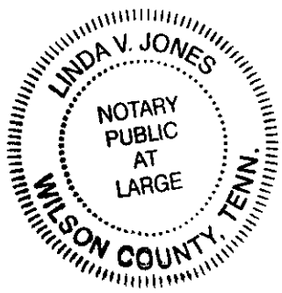
Before me, the undersigned Notary Public, personally appeared Karen M. Izak and Tammy S. Langerak who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of September, 2004.

Notary Public

My Commission Expires: 7-23-05

(SEAL)



Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076