Return To:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

WARRANTY DEED

SUMMIT-PT-04-46

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES: 2/17/08

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — C. LEIGH WIGGINTON — WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Stratton	New Owner (NAME)	
46 Fawn Creek Pass		122-1-A-248.00CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214		
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we PAUL T. NEDEAU AND WIFE, PAULETTE M. NEDEAU, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SUSAN STRATTON, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the plan of Woodland Point, Phase III, a Private Element Horizontal Property Regime (being the Townhome Area of Woodland Point), located on Fawn Creek Pass, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, Phase III, of record in Book 20000713-0069314, page 20001011-0101044, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Paul T. Nedeau and wife, Paulette M. Nedeau, by Deed from Centex Homes, a Nevada general partnership, dated December 5, 2002, of record in Instrument No. 20021211-0153032, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

The execution of this instrument by the herein named Grantors is effected by the signature of their Attorney-In-Fact, Susan Brown, pursuant to the Specific Power of Attorney recorded in Instrument # 20040907.0107501, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 46 Fawn Creek Pass, Nashville, Tennessee 37214
(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 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 1st day of September, 2004.

Paul T. Nedeau
By: Susan Brown
Susan Brown, his Attorney-In-Fact

Paulette M. Nedeau
By: Susan Brown
Susan Brown, her Attorney-In-Fact

Davidson County DEEDWARR
Recvd: 09/07/04 10:04 2pgs
Fees:13.00 Taxes:540.20

20040907-0107502

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 1st day of September, 2004, before me personally appeared **Susan Brown** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Paul T. Nedeau and Paulette M. Nedeau** and acknowledged that she executed the same as their free act and deed by virtue of that Specific Power of Attorney recorded in Instrument No. 20040907-0107501, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 1st day of September, 2004.

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 1/26/05

RECORD & RETURN TO:
Prestige Title, LLC
1800 Mallory Lane, Suite A
Brentwood, Tennessee 37027