58B

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
John Fredrick Littlefair-Molin, et al 4304 Lillywood Road Nashville, TN 37205	Same as new Owner	Map 104-06-F, Parcel 29.00 CO
This instrument prepared by: David B. Gray Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

Davidson County DEEDWARR
Recvd: 09/13/04 16:19 3pgs
Fees:18.00 Taxes:281.60
20040913-0110506

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Fredericka Roberta Littlefair-Molin** ("Grantor") has bargained and sold, and hereby transfers and conveys to **John Fredrick Littlefair-Molin, single and Sarah Alexandra Littlefair-Molin, single, each as one-half tenants in common**("Grantee"), and its respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been paid at closing and prorated between the parties and assumed by Grantee.

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

3. All matters as shown on subdivision plan of record in Book 6200, page 95, and amended in Book 6200, page 101, Register's Office for Davidson County, Tennessee.

4. Master Deed for Longview Condominiums of record in Book 6290, page 125; as amended in Book 6359, page 510 and Book 6365, page 587, Register's Office for Davidson County, Tennessee.

5. Charter for the Longview Condominium Homeowner's Association of record in Book 6303, page 129, Register's Office for Davidson County, Tennessee.

6. Restrictions of record in Book 182, page 36, Register's Office for Davidson County, Tennessee.

7. Easement for Sewer purposes of record in Book 2270, page 206, Register's Office for Davidson County, Tennessee.

8. This conveyance is subject to any and all zoning regulations, building restrictions and setback lines. If any, easements and right-of-way for public utilities.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 3911 Long Blvd, Unit E-1 Nashville, Tennessee 37203.

EXECUTED this 13th day of September, 2004.

Fredericka Roberta Littlefair-Molin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Fredericka Roberta Littlefair-Molin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, TN this 13th day of September, 2004.

Notary Public

My Commission Expires 1/26/08

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $76109.42

AFFIANT

Subscribed and sworn to before me this 13th day of September, 2004.

NOTARY PUBLIC

My Commission Expires:
1/26/08

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. E-1, as proposed on the Plan of Longview Condominiums of record in Plat Book 6200, page 95, amended in Plat Book 6200, page 101, Register's Office for said County, which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Fredericka Roberta Littlefair-Molin from Third National Bank in Nashville by Special Warranty Deed of record in Book 8465, page 463, Register's Office for Davidson County, Tennessee.