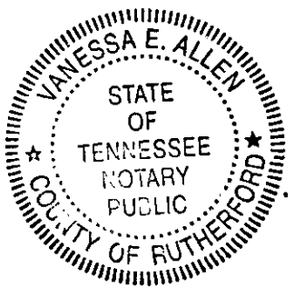
File #200470044



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of November, 2004.

Notary Public

MY COMMISSION EXPIRES: 07/09/06 7/9/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1418 Kensington Square Court, Bldg. F, Murfreesboro, TN 37130

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Y-Netter Kay Ruffin and Carol J. Nicholas	First Horizon Home Loan Corp. d/b/a First Tennesse	Map: 135-11-C-70
(NAME) Lot 227, Subdivision- Nashboro Village	(NAME) 111 Westwood Place, Suite 109	
(ADDRESS) Nashville TN	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 12/09/04 11:47 2pgs
Fees:13.00 Taxes:543.53

20041209-0146842

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, **GREENVALE CONSTRUCTION, LLC,** a Tennessee Limited Liability Company hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Y-NETTER KAY RUFFIN, a married woman AND CAROL J. NICHOLAS**, an unmarried woman 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 Unit No. 227, on the Plan of Horizontal Property Regime, Private Element Plat, Phase Two on the Plan of Nashboro Village - Tract 18, as shown by plat appearing of record in Plat Book 9700, Page 968, as amended in Instrument No. 20010423-0039877, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being part of the same property conveyed to Greenvale Construction, LLC by Special Warranty Deed dated March 31, 2003 of record in Instrument No. 20030421-0051756, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Covenants, Conditions and Restrictions reservations, easements, liens for assessments, options, power of attorney, and limitations on title set forth in restrictions recorded in Book 11703, Page 520, as amended in Instrument Number 20000316-0027171, and in any allied instrument(s) referred to in said restrictions; Charter of Fairway Pointe Homeowners' Association of record in Book 11703, Page 518; Consent to Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20010322-0027768, and Instrument Number 20010322-0027767; Covenants, conditions, restrictions, reservations easements, liens for assessments, options, power of attorney, and limitations on title created by the Tennessee "Horizontal Property Act" Tennessee Code Annotated and as set forth in the Master Deed recorded in Book 4827, Page 14, as supplemented by instruments recorded in Book 5469, Page 840 and Book 7751, Page 907; covenants, conditions, restrictions, reservations easements, liens for assessments options, power of attorney, and limitations on title set forth in restrictions recorded in Book 11703, Page 581 and amended in Instrument No. 20000627-0063887, and in any allied instrument(s) referred to in said Restrictions; Storm Water Detention Agreement of record in Instrument No. 20010314-0024179; All matters shown on Plat recorded in Book 4860, Page 73, as partially revised in Book 5200, Page 444; Anchor Easements to Metropolitan Government of Nashville and Davidson County as set forth in Instrument recorded in Book 5563, Page 5; Easements to Metropolitan Government of Nashville and Davidson County as set forth in Instrument recorded in Book 7225, Page 239; Easements to Metropolitan Government of Nashville and Davidson County as set forth in Instrument recorded in Book 8870, Page 887; Storm Water Detention Agreement of record in Instrument Number 20021205-0150029; Quitclaim Deed to Common Areas of record in Instrument Number 20021211-0152725; License to use Fitness Center and Swimming Pools of record in Instrument Number 20020507-0056329; and, any and all matters as shown on plat of record in Book 11700, Pages 49-50 and Plat Book 9700, Page 968, as amended in Instrument Number 20010423-0039877; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 486 LONGHUNTER COURT, NASHVILLE, TN 37217
Lot 227, Subdivision- Nashboro Village, Nashville, TN

(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 Grantor 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 23rd day of November, 2004.

Greenvale Construction, LLC

BY: _____

Authorized Agent

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Chris Bratcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Greenvale Construction, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Authorized Agent, as duly authorized, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Agent.

Witness my hand and official seal, this 23rd day of November, 2004.

_____

Notary Public

My Commission Expires: 7/9/06

(SEAL)

VANESSA E. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Mail After Recording To:
Rebecca Manaska
Southern Title Services, LLC
1418 Kensington Square Court, Bldg. F
Murfreesboro, TN 37130