McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$119,000.00~~ $119,600.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of December, 2004.

Notary Public

SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires:_____ R. 27, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/20/04 08:46 2pgs
Fees:13.00 Taxes:442.52
20041220-0151188

ADDRESS NEW OWNER(S) AS FOLLOWS:
Lauren O. Wisniewski
5878 Brentwood Trace
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
160.14-B-174.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Andrew R. Clarkson, married** hereinafter referred to as Grantors, hereby transfers and conveys to **Lauren O. Wisniewski** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A certain condominium apartment in Davidson County, Tennessee being Unit No. 5878 on the Plan of Condominium site of Brentwood Trace Condominiums of record in book 5200, page 261, Register's office for Davidson County, Tennessee, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Andrew R. Clarkson by warranty deed from Deborah L. Nelson Kennedy of record in book 11595, page 413, Register's Office for Davidson County, Tennessee, dated July 28, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, Page 261, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 5524, Page 415, Book 5545, Page 510, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 5524, Page 424, book 5537, page 988, book 5868, page 70, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2004, a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 5878 Brentwood Trace, Brentwood, Tennessee 37027.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 15th day of December, 2004.

Andrew R. Clarkson

Janet Clarkson *

* Janet Clarkson conveys any and all of her marital interest in the subject property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew R. Clarkson and wife, Janet Clarkson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of December, 2004.

Notary Public

My Commission Expires: 11.22.05

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

11796-BW