RETURN TO:
Homeland Title, LLC
1896 General George Patton Dr.
Franklin, TN 37067

RE-RECORDED IN CORRECT COUNTY

BK/PG:3436/404-406

04058533

DEED	
12/21/2004	10:33 AM
BATCH	35687
MTG TAX	0.00
TRN TAX	395.90
REC FEE	15.00
DP FEE	2.00
REG FEE	1.00
TOTAL	413.90

STATE of TENNESSEE, WILLIAMSON COUNTY

SADIE WADE
REGISTER OF DEEDS

This instrument prepared by:
Judy Lehman, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-676062**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Seventeenth day of December, 2004**, by and between **Paula Diana Nash, unmarried**, parties of the first part, and **Kathy W. Knight, an unmarried woman**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Brentwood**, County of **Davidson**, State of **Tennessee**, to wit:

UNIT NO. 5754, IN BRENTWOOD TRACE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, LOCATED ON OLD HICKORY BOULEVARD, BRENTWOOD, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF BRENTWOOD TRACE CONDOMINIUMS, RECORDED IN BOOK 5200, PAGE 219, REVISED IN BOOK 5200, PAGE 230 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 5524, PAGE 415, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HERE MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE PROPERTY, APARTMENTS, CO-OWNERS AND TENANTS OF BRENTWOOD TRACE CONDOMINIUMS, CONTAINED IN THE MASTER DEED AND THE BY-LAWS APPENDED THERETO, RECORDED IN BOOK 5524, PAGE 415, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN. ALSO INCORPORATED HEREIN IS THE AMENDMENT TO BY-LAWS OF RECORD IN BOOK 5537, PAGE 988, SAID REGISTER'S OFFICE, AND AMENDMENT TO MASTER DEED IN BOOK 5545, PAGE 510.

BEING THE SAME PROPERTY CONVEYED TO PAULA DIANA NASH, UNMARRIED BY WARRANTY DEED FROM HAURY & SMITH CONTRACTORS, INC., RECORDED THE 24TH DAY OF MARCH, 1980 IN DEED BOOK 5581, PAGE 953, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

5581 953
This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Davidson County DEEDWARR
Recvd: 12/30/04 10:28 3 pgs
Fees:17.00 Taxes:0.00

20041230-0154596

Parcel ID # **160-14B-54CO**

x Improved OR

Unimproved property located at: **575A Brentwood Trace, Brentwood, Tennessee 37027**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Paula Diana Nash

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Paula Diana Nash, unmarried** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **her** free Act and Deed.

Witness my hand and Notarial Seal this **Seventeenth day of December, 2004.**

Notary Public

My Commission Expires: 9/4/06

W. BRAD LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

****

Owner's Name: **Kathy W. Knight**

and Address: **575A Brentwood Trace**
Brentwood, TN 37027

Mail tax bills to, (Person or Agency responsible for payment of taxes)
First Magnus Financial
6003 N. Wilmot
Tucson, AZ 85711

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**107,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Seventeenth day of December, 2004.**

Notary Public

My Commission Expires: 3-22-08

PAMELA JO YATES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN