RETURN TO:
AMERICAN TITLE COMPANY
925 Industrial Drive
Old Hickory, TN 37138

Davidson County DEEDWARR
Recvd: 01/11/05 13:59 2 pgs
Fees:13.00 Taxes:739.63

20050111-0004159

Warranty Deed

Old Republic National Title Insurance Co: Owner's Title Number: _____

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Scott M. Duello	**New Owner At Same Address**	Map: **117-07-0-K**
3325 Golf Club Lane		Parcel: **013.00-CO**
Nashville, TN 37215		Field Book Number: **7DA-93244**

For and in Consideration of the sum of **$199,900.00** cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

Crestmoor Properties, a Tennessee General Partnership

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto

Scott M. Duello

hereinafter called the **GRANTEE**, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Being that certain condominium apartment unit in Davidson County, Tennessee, and being known as **Unit No. 3325** on the plan of **Golf Club Place Condominiums** {Hillsboro Pike and Golf Club Lane} as of record at **Plat Book 9700, page 293**, and as described in the Master Deed as of record in Book 10283, page 431, as of record in the Register's Office for said County, all to which reference is hereby made and the same incorporated herein for a complete description of said Unit and of the conveyance hereby made, and together with all fixtures, appliances, wall-coverings, carpets and floor coverings and/or other improvements therein and with the undivided interest in the General and Limited Common Elements appurtenant thereto.

Being all of the same property conveyed to Crestmoor Properties, a Tennessee General Partnership by deed from Marbut G. Gaston, Jr., and wife, Katherine K. Gaston as of record at **Instrument Number** 20050111-0004159, said Register's Office, and the above description corresponds to the description contained in said deed.

This conveyance is subject to: (1) 2004 property taxes which have been prorated according to a separate Tax Proration Agreement between the parties; (2) Master Deed and By-Laws and Exhibits thereto as of record at Book 10283, page 431 as amended at Instrument Number 20040616-0071447; (3) Charter at Book 10297, page 21; (4) plat as of record at Plat Book 9700, page 293; (5) Storm Water Detention Agreement at Book 9643, page 877; and (6) Deed of Conveyance of water and sewer lines at Book 10131, page 838, all recording references to said Register's Office.

This is **Improved** property known as: **3325 Golf Club Lane, Nashville, TN 37215**

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever. We do covenant with said GRANTEE 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEE, 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 its hands on this **31st** day of **December**, **2004**

Crestmoor Properties, a TN General Partnership

By: Ruth Randolph
Ruth Randolph, Class A Partner

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual value or consideration, whichever is greater, for this transfer is $**199,900.00**.

Scott M. Duello, Affiant
Scott M. Duello

SUBSCRIBED AND SWORN TO BEFORE ME ON **December 31, 2004**.

My Commission Expires: 09-22-2007

Notary Public

MARBUT GLENN GASTON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned, a Notary Public in and for said County and State, did personally appear the within named **Ruth Randolph**, with whom I am personally acquainted {or proved to me on the basis of satisfactory evidence}, and who, upon oath, acknowledged such person to be a Class A Partner of **Crestmoor Properties**, the within named bargainor, a Tennessee general partnership, and that such person, as such partner, executed the foregoing Warranty Deed for the purposes therein contained, by signing the name of the partnership by such person as a Class A partner. WITNESS my hand and official seal at office on **December 31, 2004**.

My Commission Expires: 09-22-2007

Notary Public

MARBUT GLENN GASTON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Road, Nashville, TN 37215 ... (615) 385-2804 ... TN Supreme Court# 003143