Return to: Smith Sicler Asset Plc
846 Conference Dr Ste 4
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 01/12/05 10:39 3 pgs
Fees:18.00 Taxes:444.00
20050112-0004420

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 5th day of January, 2005.

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 3/25/07

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Leigh Ann Pigue
2126 Nashboro Blvd.
Nashville, Tennessee 37217

SEND TAX BILLS TO:
Same as above

MAP-PARCEL NUMBERS:
135-12-0-B-019.00 CO

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, **Lee Eric Fesko married, Tracy L. Fesko, his wife** hereinafter referred to as Grantors, hereby transfers and conveys to **Leigh Ann Pigue** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 19, on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village-Tract 7 of record in Book 11700, Pages 49 and 50, which amends the plat of record in Book 4660, Page 156, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lee Eric Fesko, married, who acquired title as unmarried and Tracy L. Fesko, his wife, by Quitclaim Deed from Lee Eric Fesko, a married man, of record in Instrument No. 20030805-0110872, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 11700, Page 49 and 50, which amends the plat of record in Plat Book 4660, Page 156, Register's Office for Davidson County, Tennessee.

Restrictive Covenants/Declaration of Covenants, Conditions and Restrictions for Fairway Pointe Homeowners Association, Inc. contained in an instrument of record in Book 11703, Page 518 and 520, Book 4827, Page 14, Book 5469, Page 840, Book 7751, Page 907, Instrument No. 200003160027171, Instrument No. 20010322-0017768, and Instrument No. 200006270063887, Register's Office for Davidson County, Tennessee.

Easement for Sewer, of record in Book 8870, Page 887 and 932, and Instrument No. 20001012-0101575, Register's Office for Davidson County, Tennessee.

Easement for Metro Government, of record in Book 4868, Page 74, Book 4815, Page 425, Instrument No. 20010314-0014179, and Instrument No. 20020815-0098780 Register's Office for Davidson County, Tennessee.

Easement for Cart Path, of record in Book 10110, Page 860, Register's Office for Davidson County, Tennessee.

Easement for Public Right of Way Dedication, of record in Book 4460, Page 149-151, Register's Office for Davidson County, Tennessee.

Easement for Cable Television, of record in Instrument No. 200010120101575, Register's Office for Davidson County, Tennessee.

Subject to the Plan of record in Boundary Plat for PUD of record in Book 4660, Page 156, Book 6200, Page 341, Instrument No. 20020710-0083054, and Instrument No. 20020820-0100664, Register's Office for Davidson County, Tennessee.

Subject to Judgment of Declaration of Taking J. Percy Priest Dam, of record in Book 4254, Page 410, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 11703, Page 518, Register's Office for Davidson County, Tennessee.

Subject to a Memorandum of Lease of record in Book 10690, Page 327, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Instrument No. 200010100100360, Register's Office for Davidson County, Tennessee.

Agreements of record in Instrument No. 20020507-0056329, Register's Office for Davidson County, Tennessee.

By-Laws of Fairway Pointe Homeowners Association, Inc. of record in Book 11703, Page 560, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien now 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 2126 Nashboro Blvd., Nashville, Tennessee 37217.

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 5th day of January, 2005.

Lee Eric Fesko

Tracy L. Fesko

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 Lee Eric Fesko married, and Tracy L. Fesko, his wife, 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 5th day of January, 2005.

Notary Public

My Commission Expires: 11/2005

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