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Brentwood, TN 37027

Davidson County DEEDWARR
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Fees:13.00 Taxes:842.86
20050118-0005680

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

DARRIS BILLINGSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $227,800.00

C. Leigh Wiggins
Affiant

Subscribed and sworn to before me, this 16th day of December, 2004.

Darris Billingsley
Notary Public
My commission expires:

02-0411-43593

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Seth Douthett 1015 8th Avenue N Nashville TN 37208	New Owner	82-13-0-A-001.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Andreas Hau, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Seth Douthett, unmarried, hereinafter called the Grantee, his successors 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 Unit No. A-8, Row 8.9 Condominiums, as shown on plat of Resubdivision of Lot 1 of the Resubdivision of a portion of Lots No. 5 and 93 of Balch & Whitesides Addition to Nashville of record in Instrument No. 200207180086526, Register's Office for said County, described in the Master Deed and By-laws of record as Instrument No. 200111210128062, amended in Instrument No. 200212120153656, said Register's Office, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Andreas Hau by deed dated 1/3/03 of record in Instrument No. 200301100004679, Register's Office for Davidson County, Tennessee.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1015 8th Avenue N, Nashville, TN 37208

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, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 16th day of December, 2004.

Andreas Hau

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Andreas Hau, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 16th day of December, 2004.

Notary Public
State of Tennessee at Large

My Commission expires 9/11/05