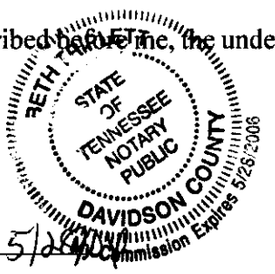
#9209 Box 13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Heidi Jo Clayton
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 10th day of January, 2005.



Notary Public

My Commission Expires: 5/28/2006

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

Davidson County DEEDWARR
Recvd: 01/25/05 13:54 3 pgs
Fees:18.00 Taxes:451.40
20050125-0009145

ADDRESS NEW OWNER(S) AS FOLLOWS:
Stephanie Salter
2138 Nashboro Blvd. #13
Nashville, Tennessee 37217

SEND TAX BILLS TO:
New Century Mortgage Corp.
3109 W. Dr. Martin Luther King, Jr. Blvd Ste 300, 3rd Floor
Tampa, FL 33607

MAP-PARCEL NUMBERS:
135-12-0-B-013.00CO

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, **Amy L. Kiser k/n/a Amy L. Williamson, unmarried,** hereinafter referred to as Grantors, hereby transfers and conveys to **Stephanie Salter,** unmarried 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:

Land in Davidson County, Tennessee, being Unit No. 13 on the Plan of a Horizontal Property Regime, Private Element Plat, Nashboro Village Tract 7, of record in Plat 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 description of said property.

Being the same property conveyed to Amy L. Kiser* by Quitclaim Deed from Anthony Loyd Kiser, of record in Instrument No. 20010927-0104619, and re-recorded in Instrument No. 20020521-0061892, Register's Office for Davidson County, Tennessee.

*Amy L. Kiser having since divorced is now known as Amy L. Williamson.

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 Book 11700, Pages 49 and 50, which amends 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 instrument(s) of record in Book 11703, Page 518 & 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.

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

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

Homeowner's Association Charter of record in Book 11703, Page 518, 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, Pages 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.

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 Judgement of Declaration of Taking for J. Percy Priest Dam of record in Book 4254, Page 410, 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.

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 2138 Nashboro Blvd. #13, 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 10th day of January, 2005.

Amy L. Williamson by Donnel Milam as attorney-in-fact
Amy L. Williamson

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 Donnel Milam, with whom I am personally acquainted and who proved herself to be the attorney in fact of Amy L. Williamson, and who being authorized to do so acknowledged that she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of January, 2005.

Notary Public

My Commission Expires: 1/12/08

