File #200560012

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

ROBERTA S. TATE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.

MY COMMISSION EXPIRES:
JANUARY 28, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of January, 2005.

Notary Public

MY COMMISSION EXPIRES: 01/28/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1734 S. Rutherford Blvd., Suite 101, Murfreesboro, TN 37130

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy C. Martin	New Owner	Map: 164-6A-46.00
(NAME) 4316 Summercrest Blvd Unit 516	(NAME)	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MAINSTREET HOMES, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **NANCY C. MARTIN, A SINGLE WOMAN** hereinafter called the GRANTEE, their heirs 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 all of Unit No. 46, on the Final Plat of Autumn Glen Section 1, A Condominium Regime, as shown by plat appearing of record in Instrument No. 20020926-0117438, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being a part of the same property conveyed to MainStreet Homes, LLC by Quitclaim Deed dated December 8, 2000 of record in Instrument No. 20010815-0088155, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 11588, Page 484; By-Laws of record in Book 11648, Page 662; Master Deed of record in Instrument No. 20030929-0143614; Charter of Autumn Glen Homeowners' Association of record in Instrument No. 20010912-0099442; Easement of record in Instrument No. 20021211-0153095; Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances Easement of record in Instrument No. 20020823-0102072 and in Instrument No. 20030923-0140664; Easement for Public Utilities of record in Instrument No. 20020828-0104004; all matters shown on plat of record in Instrument No. 20020926-0117438; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 4316 Summercrest Blvd Unit 516, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they 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 herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 27th day of January, 2005.

Davidson County DEEDWARR
Recvd: 01/31/05 14:54 2 pgs
Fees:13.00 Taxes:552.23
20050131-0011270

MainStreet Homes, LLC

by Tammy Benefield, Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Rutherford

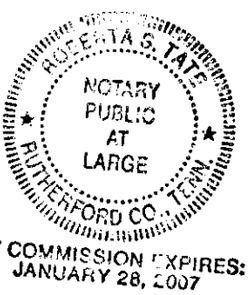
On this 27th day of January, 2005, before me personally appeared Tammy Benefield, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of MainStreet Homes, LLC and is authorized by it, and does hereby acknowledge the execution of this instrument on its behalf, by virtue of an instrument of record, instrument #200310310160406 , Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 27th day of January, 2005.

Notary Public

My Commission Expires: _____

(SEAL)



Mail After Recording To:

Southern Title Services, LLC
1734 S. Rutherford Blvd., Suite 101
Murfreesboro, TN 37130