This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040619

Please return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Send Tax Bills To:
Mark Shelton
147 Montana Del Lago
Rancho Santa Margarita, CA 92688

Davidson County DEEDWARR
Recvd: 02/01/05 10:59 2 pgs
Fees:13.00 Taxes:727.05
20050201-0011583

New Owner is:
Mark Shelton
3616 B Saratoga Drive
Nashville, TN 37205

MAP: 104-13-0-G
PARCEL: 2.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jack L. Conlan and wife, Karen Wagner-Conlan**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Mark Shelton**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit No. B as set out in the Master Deed of 3616 Saratogo Drive Condominiums of record in Book 8392, Page 738, Register's Office for Davidson County, Tennessee.

Said Unit is a condominium apartment established pursuant to the provision of the Tennessee "Horizontal Property Act" and regulated by the Master Deed of record in Book 8392, Page 738, said Register's Office.

Being the same property conveyed to Jack L. Conlan and wife, Karen Wagner-Conlan by Deed from W-J Investments, A Partnership dated 08/29/94, recorded 09/02/94, in Book 9456, page 153, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant

and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 6th day of January, 2005

GRANTOR:

Jack L. Conlan by Melissa Sanders as Attorney-in-Fact

Karen Wagner-Conlan by Melissa Sanders as Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Melissa Sanders**, with whom I am personally acquainted, and to me known to be the person who executed the foregoing (DEED) instrument and/on behalf of Jack L. Conlan and wife, Karen Wagner-Conlan and who acknowledged that he executed the same as free act and deed of the said Jack L. Conlan and wife, Karen Wagner-Conlan and for the purpose therein contained by virtue of the one certain Power of Attorney duly executed by the said Jack L. Conlan and wife, Karen Wagner-Conlan, and appearing of record in Inst#20041207-0145650, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 6th day of January, 2005

BYLITHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires Nov. 23, 2006

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $196,500.00.

Affiant

BYLITHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SWORN TO and subscribed before me this 6th day of January, 2005

NOTARY PUBLIC

My Commission L...

My commission expires: 11/26/06