File Box 8

Davidson County DEEDWARR
Recvd: 02/01/05 14:27 2 pgs
Fees:13.00 Taxes:281.20

20050201-0011762

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN00364

WARRANTY DEED

DEBORAH GAIL JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 29, 2005

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$76,000.00

Jennifer Hanchey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 28th day of January, 2005

Deborah Gail Johnson
Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelley R. Denton **332 Stewarts Ferry Pike** **Nashville, TN 37214**	**SunTrust Mortgage, Inc.** **201 Fourth Avenue N., 7th Floor** **Nashville, TN 37219**	**096-07-0-A-024.00 CO**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Betty S. Magee, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shelley R. Denton, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Lot No. 2, Unit No. 1 of Bianca Square Condominiums, of record in Book 5800, page 101, as amended in Book 5200, page 661, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Betty S. Magee, an unmarried woman, by Warranty Deed from John Thomas Kelley, unmarried, dated 12-18-97 and recorded 12-30-97 in Book 10737, page 803, Register's Office for Davidson County, Tennessee.

The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to the easements, rights and interest in favor of the other unit owners and all sewer, water electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burden, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bianca Square of record in Book 6162, page 195, as amended in Book 6165, page 566, Book 6225, page 906 and Book 9885, page 208; Charter of the Homeowners' Association of record in Book 6168, page 507; Agreement to Maintain Private Roadways of record in Book 5945, page 856, all of record in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **332 Stewarts Ferry Pike, Nashville, TN 37214**
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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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 our hands this 28th day of January, 2005.

Betty S. Magee

Betty S. Magee

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 Betty S. Magee, unmarried, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of January, 2005.

Commission Expires:_____

Notary Public

DOLLY T. PEAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005