STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 8th day of February, 2005.

Notary Public

My Commission Expires: 11-2205

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

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

Davidson County DEEDWARR
Recvd: 02/09/05 10:07 2 pgs
Fees:13.00 Taxes:395.90
20050209-0015045

ADDRESS NEW OWNER(S) AS FOLLOWS:
Robert E. Hegdahl and Mary Lynn Hegdahl
16115 Gold Creek
Monument, CO 80132

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
141.06-B-17.00CO

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, **Elisamaria S. Flores, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Robert E. Hegdahl and Mary Lynn Hegdahl, husband and wife,** hereinafter referred to as Grantees, 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 Unit No. 117 on the plan of Poplar Ridge Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated and as established by a Master Deed, of record in Book 11322, Page 931, amended in Book 11662, Page 988 and in Book 11662, Page 993, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Poplar Ridge Condominiums as of record in Book 9700, page 829 and 830, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Elisamaria Flores, unmarried by warranty deed from Susan D. Crutchfield, an unmarried woman of record at Instrument No. 20030813-0115724, Register's Office for Davidson County, Tennessee, dated August 8, 2003.

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 Plat Book 9700, Page 829 & 830, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 11322, Page 931, Book 11662, Page 988, Book 11662, Page 993, and at Instrument No. 200006090057726, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 8187 Coley Davis Road, Nashville, Tennessee 37221.

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 8th day of February, 2005.

Elisamaria S. Flores

Elisamaria S. Flores

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 Elisamaria S. Flores, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of February, 2005.

Notary Public

My Commission Expires: 11/7/2005

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY