Davidson County DEEDWARR
Recvd: 03/02/05 14:48 2 pg
Fees:13.00 Taxes:355.20

20050302-0023103

File Book 8

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Russell T. Wingo, III	New Owner	Map 131-05-0-B
412 Summit Ridge Place		Parcel 412.00 CO
Nashville, TN 37215		12207

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **J. A. Heinlein, an unmarried man** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Russell T. Wingo, III, an unmarried man,** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 412 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J. A. Heinlein from Steve B. Saunders and wife, Brenda Saunders, as of record in Instrument No. 20031028-0158598, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Plan of record in Plat Book 5050, page 30, said Register's Office.
3. Restrictive covenants contained in Instrument No. 20020321-0034869, said Register's Office.
4. Plan of Four Seasons Condominiums set forth as Exhibit "D" to the Master Deed of record in Plat Book 6841, pages 390-397, said Register's Office.
5. Easement of record in Book 7776, page 899, said Register's Office.
6. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 5271, page 430, said Register's Office.
7. Public Utility Easement "A" of record in Book 5158, page 851, said Register's Office.
8. An Ingress-Egress Easement and Public Utility Easement "B" of record in Book 5158, page 851, said Register's Office.
9. Easement Agreement of record in Bool 6869, page 162, as re-recorded in Book 6870, page 966, said Register's Office.
10. Easement for ingress, egress and regress to and from Hillsboro Road, over, upon and across, of record in Book 6869, page 157, said Register's Office.
11. Easement Agreement for Ingress and Egress of record in Instrument No. 20010912-0099679, said Register's Office.
12. Easement of record in Bool 5158, page 230, said Register's Office.
13. Master Deed of record in Book 6841, page 349, as amended in Book 6847, page 122; By-Laws of record in Book 6841, page 376, said Register Office.
14. Affordability Restrictions Agreement and Right of First Refusal of record in Book 10797, page 693, said Register's Office.

15. All terms, conditions and obligations contained the Warranty Deed, dated May 30, 1974 of record in Book 4821, page 20, said Register's Office.
16. Engineer's Report of record in Book 6847, page 125, said Register's Office.
17. Subject to lien for special assessments as contained in the Master Deed.
18. Subject to the rights of others in and to the common areas/elements.

This is improved property commonly known as 412 Summit Ridge Place, Nashville, Tennessee 37215

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $ 96,000.00.

Affiant

Subscribed and sworn to before me this day of February, 2005.

DEBRA MANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11-24-07

My Commission Expires NOV. 24, 2007

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 28th day of February, 2005.

2-28-05

J. A. Heinlein

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **J. A. Heinlein**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of February, 2005.

NOTARY PUBLIC AT LARGE TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission Expires: 9-24-75