This instrument prepared by:
Brenda R. Lehman, an employee, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

Davidson County DEEDWARR
Recvd: 03/03/05 11:34 3 pg
Fees:18.00 Taxes:310.80
20050303-0023501

File No.: **2120-736630**

WARRANTY DEED

THIS INDENTURE, made and entered into this **First day of March, 2005**, by and between **Shirley Wilson**, parties of the first part, and **Nirva Dorsaint, unmarried**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee being Townhouse No. 16, Building 3, on the plan of Phase 1, Priest Lake Park Condominium Townhouses, of record in Plat Book 4460, Page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Shirley Wilson from Beverly S. Jones, by virtue of Warranty Deed as recorded on March 19, 2003 in Instrument Number 20030319-0036463, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **136-3A-16**

X Improved OR
Unimproved property located at: **4000 Anderson Road #16, Nashville, Tennessee 37217**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

SW

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Shirley Wilson

Shirley Wilson

STATE OF Indiana

COUNTY OF Hendricks

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Shirley Wilson** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **her** free Act and Deed.

Witness my hand and Notarial Seal this **First day of March, 2005.**

Julie M. Western

Notary Public

My Commission Expires: Aug 13, 2008

JULIE M. WESTERN
Hendricks County
My Commission Expires
August 13, 2008

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Owner's Name: **Nirva Dorsaint**

and Address: **4000 Anderson Road #16**
Nashville, TN 37217

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Coastal Capital Corporation
DBA The Mortgage Shop
220 Ponte Vedra Park Drive
Suite 200
Ponte Vedra Beach, FL 32082

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**84,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lauren Rickels
Affiant

Subscribed and sworn to before me this **First day of March, 2005.**

Mandy R Baird
Notary Public

My Commission Expires: 7/29/07



SW