RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 03/07/05 15:52 2 pgs
Fees:13.00 Taxes:399.60
20050307-0024953

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00.

NOTARY PUBLIC AT LARGE — JANE GRAY — DAVIDSON COUNTY, TENNESSEE — My Commission Expires SEPT. 30, 2006

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2005.

NOTARY PUBLIC

My commission expires: 9/30/06

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MELISSA TRAUERNICHT 321 Huntington Ridge Drive Nashville, TN 37211	Same as new owner	MAP 161-11-0-A-170.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHT THOUSAND and NO/100 ($108,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **SARAH BARIL, unmarried,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **MELISSA TRAUERNICHT, unmarried,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING Unit No. 170, on the Plan of Huntington Ridge Townhomes, as shown on plat of record in Plat Book 4675, page 9, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the seame property conveyed to Sarah Baril by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation, of record in Instrument No. 20030417-0051479, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plat of record in Plat Book 4675, page 9; to Stormwater Detention Agreement of record in Book 9732, page 551; to Charter for Homeowner's Association of record in Book 4729, page 687, to terms and conditions of Master Deed of record in Book 4729, page 687, Book 4889, page 904, Book 5394, page 243 and in Book 7423, page 687; to By-Laws of record in Book 4729, page 687 and in Book 7423, page 762; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 321 Huntington Ridge Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes, which taxes are being prorated at closing and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 28th day of February, 2005.

Sarah Baril
SARAH BARIL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Sarah Baril, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of February, 2005.

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT 30, 2006

Notary Public

My commission expires: 9/30/06