(1)

PLEASE RETURN TO:
SOUTHERN TITLE, LLC
379 E. MAIN ST.
HENDERSONVILLE, TN. 37075

CONNIE L. TIMBS
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

My Commission Expires 3-6-07

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Janelle M Kelly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MARCH, 2005.

Connie L Timbs
Notary Public

MY COMMISSION EXPIRES: 3-6-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOANN NIEBRUEGGE	WELLS FARGO BANK, N.A.	**62-2A-338CO**
(NAME) **3112 BARKSDALE HARBOR DRIVE**	(NAME) 2703 WELLS FARGO WAY	Davidson County DEEDWARR Recvd: 03/17/05 12:58 2 pgs Fees:13.00 Taxes:462.13
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS) MINNEAPOLIS, MN 55408	20050317-0029499
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, HEATHER KELLY, UNMARRIED** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOANN NIEBRUEGGE**, HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 310 on the Plan of River Trace Estates, Phase 2, Section 6, as shown by plat of record in Instrument #20010605-0058138, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Heather Kelly from Cain Properties, Inc., a Tennessee Corporation by deed of record as Instrument #20031001-0144831, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Instrument #20010605-0058138, Flowage Easement of record in Book 2022, page 83, Easement for Transmission Line to TVA of record in Book 1163, page 341, Permanent and Perpetual Easement in regards to Transmission Lines of record in Book 3959, page 595, Grant of Indemnity Agreement Easement of record in Book 6583, page 698 and in Book 7030, page 798, declaration of covenants, conditions and restrictions of record in Book 6851, page 370, Book 6982, page 747, and in Instrument #20011126-0128569, By-Laws of record in Book 6851, page 390, Charter of record in Book 6851, page 263, said Register's Office and any and all other easements, restrictions and conditions of record which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as 3112 BARKSDALE HARBOR DRIVE, NASHVILLE, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs assigns forever; and I do covenant with the said GRANTEE 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 GRANTEE, her 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(s) this 8 day of **MARCH, 2005**.

Heather Kelly
HEATHER KELLY

STATE OF ALABAMA
COUNTY OF Tuscaloosa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **HEATHER KELLY,** the bargainor(s), 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 official seal at Tuscaloosa, Alabama this 8th day of **MARCH, 2005**.

My Commission expires: March 2006.

Jessie L. Holley
Notary Public

NOTARY PUBLIC TESSIE L. HOLLEY AT LARGE ALABAMA STATE