THIS INSTRUMENT PREPARED BY:
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JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 20, 2006

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $164,000.00.

Affiant

Sworn to and subscribed before me this 18 day of March, 2005.

Notary Public

My Commission Expires: 7/20/06

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Sarah Debelak	5025 Hillsboro Road	Owner	131-01-0-D
5025 Hillsboro Road Unit # 6-D	Unit # 6-D		037-00CO
Nashville, TN 37215	Nashville, TN 37215		07DA 76236

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty-Four Thousand and 00/100 Dollars ($164,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **MATTHEW C. WARREN and PAIGE SIMMONS WARREN, husband and wife** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **SARAH DEBELAK** ☆ (Grantee), her successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit: ☆unmarried

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 37 as shown on the Plat of Georgetown Apartments, a condominiums, of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee, together with an undivided .499% interest in the common elements of 5025 Hillsboro Homeowner's Association, as described in Book 5211, Page 325, et seq., said Register's Office. Said Unit is also known as Apartment No. 6D.

BEING the same property conveyed to Matthew C. Warren, unmarried, by Quitclaim Deed from Martin H. Warren, a married person, of record in Instrument No. 20011130-0131576, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors and assigns, forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except by taxes for the year 2005 which are a lien but not yet due and payable to be paid by Grantee;

1. The Plan of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee;

Davidson County DEEDWARR
Recvd: 03/24/05 14:34 2 pg
Fees:13.00 Taxes:606.80
20050324-0032188

2. Sanitary Sewers and/or Storm Drainage Easement of record in Book 4308, Page 575, Register's Office for Davidson County, Tennessee;

3. The Easement conveyed to Metro Government for overhead lines of record in Book 7873, page 859, Register's Office for Davidson County, Tennessee;

4. The Master Deed of 5025 Hillsboro Homeowner's Association of record in Book 5211, Page 325 and as amended in Book 5616, Page 133 and in Book 6079, Page 516, Register's Office for Davidson County, Tennessee;

5. By-Laws of 5025 Hillsboro Homeowner's Association of record in Book 5211, Page 345, Register's Office for Davidson County, Tennessee;

applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 18 day of March, 2005.

MATTHEW C. WARREN

PAIGE SIMMONS WARREN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **Matthew C. Warren,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 18 day of March, 2005.

NOTARY PUBLIC
My Commission Expires: 5.14.2009

CHARLES E. MORTON IV NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **Paige Simmons Warren,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 18 day of March, 2005.

NOTARY PUBLIC
My Commission Expires: 5.14.2009

CHARLES E. MORTON IV NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENNESSEE