This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050008

Davidson County DEEDWARR
Recvd: 04/04/05 11:12 3 pgs
Fees:18.00 Taxes:406.63
20050404-0036145

Send Tax Bills To:
Same

New Owner is:
Caress Johnson
502 Forest Pointe Pl
Anitoch, TN 37013

MAP: 150-09-O-A
PARCEL: 502.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Stephen E. Wilson unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Caress R. Johnson unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

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

Being Unit No. 502 on the Revised Final Plat of Forest Pointe Condominium of record in Book 6900, page 930, amended in Book 7900, page 16, and as shown as an Exhibit to the amended Msater Deed of record in Book 8050, page 853, Register's Office for Davidson County, to which paln reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stephen E. Wilson, unmarried by Warranty Deed from Stephen A. Mandile, a single person dated September 30, 1999, recorded October 4, 1999, in Book 11686, page 601, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all the provisions of the Tennessee 'Horizontal Property Act' as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restricitons, options, burdens, assessments, and other undertakings contained in the Deed establishing a Horizontal Property Regime of Forest Pointe Condominiums, of record

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as aforementioned, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

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Sellers Ints.

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

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 24 day of March, 2005.

GRANTOR:

Steph E Wilson

Stephen E. Wilson

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Stephen E. Wilson unmarried** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 24 day of March, 2005.

BYLTHE LOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:_____

My Commission Expires Nov. 25, 2008

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $109,900.00.

Affiant

SWORN TO and subscribed
before me this 24 day of
March, 2005

NOTARY PUBLIC

My commission expires:

BYLITH BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 25, 2008