RLE Book

WARRANTY DEED

SUMMIT-R-CBB-05-601

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

Subscribed and sworn to before me this 31st DAY OF March, 2005.

Notary Public

MY COMMISSION EXPIRES: 3/25/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lacey Walsh	U.S. Bank, N.A. (NAME)	
601 Old Hickory Blvd #81 (ADDRESS)	4801 Fredericast. (ADDRESS)	171-3-B-277.00CO
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Owensboro, KY 42301 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we SCOTT KENYON, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LACEY WALSH, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that 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. 39 on the plan of Phase Two, Section Seven, Townhomes of Fredricksburg, of record in Book 9700, page 957, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Scott Kenyon, an unmarried man, by Deed from Pulte Homes Tennessee Limited Partnership, dated June 13, 2000, of record in Instrument No. 20000623-0062676, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.
Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable.
Declaration of Covenants, Conditions and Restrictions of record in Book 7798, page 843, Book 8920, page 65, Book 9469, page 129, Book 9500, page 393, Book 9860, page 840, Book 10126, page 435, Book 10224, page 683, Book 10294, page 850, Book 10393, page 11, Book 10628, page 517, Book 10694, page 541, Book 10951, page 547, Book 11550, page 531, and in Book 11682, page 75, said Register's Office.
By-Laws of record in Book 8920, page 45, Book 10126, page 486, Book 10275, page 959, Book 10694, page 539 and in Book 11550, page 554, said Register's Office.
Charter of Fredericksburg Homeowners Association of record in Book 8920, page 40, Book 10126, page 430 and in Book 11550, page 229, said Register's Office.
Deed of Conveyance of record in Book 9698, page 81 & 124, Book 10208, page 760, 764, 801, 806 & 811, Book 10623, page 835, 839 & 889, said Register's Office.
Subject to all matters as set forth per Plat Book 9700, page 957, Register's Office for said County.
Easement of record in Book 7358, page 643, Book 7993, Page 269, Book 7851, page 712, Book 7358, page 643 and in Book 9607, page 431, Register's Office for Davidson, Tennessee.
Dedication of site drainage Easement of record in Book 10012, Page 756, Register's Office for Davidson, Tennessee.

Katina Kenyon, spouse of Scott Kenyon, joins in this conveyance to convey any or all interest that she may have in said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Davidson County DEEDWARR
Recvd: 04/05/05 14:14 2 pgs
Fees:13.00 Taxes:599.40

20050405-0037230

unimproved ( )
This is improved (X) property, known as 601 Old Hickory Blvd #81, Nashville, Tennessee 37211
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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/our hand(s) this 31st day of March, 2005.

Scott Kenyon

Katina Kenyon

STATE OF _____ REPUBLIC OF EL SALVADOR
CITY AND DEPARTMENT OF SAN SALVADOR } SS
COUNTY OF _____ EMBASSY OF THE UNITED STATES OF AMERICA

I, _____, a Notary Public of the County and State first above written, do hereby certify that Scott Kenyon and wife, Katina Kenyon, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the MAR 3 1 2005 day of March, 2005.

Notary Public IVETTE CARTAGENA
CONSULAR ASSOCIATE

My Commission Expires: COMMISSION:
(SEAL) Indefinite 22 USC Sec 110

EMBASSY OF THE UNITED STATES OF AMERICA
SAN SALVADOR

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800