Return to: US Recordings, Inc. 2925 Country Drive Ste 201 St. Paul, MN 55117 24307499-02 **WARRANTY DEED** ~~24533799~~ G-CD-05-3413	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00 STATE OF TENNESSEE NOTARY PUBLIC Affiant Subscribed and sworn to before me, this 28th DAY OF March, 2005. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires NOV. 22, 2008

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC 2012 21st Avenue South NASHVILLE, TENNESSEE 37212

20041576

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christian K. Perrin	SAME	
3413 Meaddowlake Terrace (ADDRESS)	(NAME) (ADDRESS)	
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	136-10-36

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PHOENIX PROPERTY ENTERPRIZES, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTIAN K. PERRIN, hereinafter called the Grantee(s), 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 487, PRIEST LAKE PARK, SECTION SEVEN-A, as shown on plat of record in Plat Book 5200, Page 107-109, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David Fryburger by Special Warranty Deed from TCIF REO2, LLC, recorded the 21st day of October, 2004 in Instrument No. 20041021-0126625, in the Register's Office of Davidson County, Tennessee.
Also Being the same property conveyed to Phoenix Property Enterprizes, Inc. by Quitclaim Deed executed on March 28, 2005 and filed for record as Instrument Number 20050421-0044461, Register's Office for Davidson County, Tennessee.
This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 5200, page 107-109; Book 5499, page 879, in the Register's Office, Davidson County.

U24307499-02RI02
WARRANTY DEED
LOAN# 500583131
US Recordings

unimproved ( )
This is improved (X) property, known as 3413 Meaddowlake Terrace, Nashville, Tennessee 37217
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 28th day of March, 2005.

Phoenix Property Enterprizes,
BY: David Fryburger
David Fryburger, Vice President

Davidson County DEEDWARR
Recvd: 04/21/05 12:06 2 pgs
Fees:13.00 Taxes:518.00

20050421-0044462

STATE OF Tennessee
COUNTY OF Davidson .

Personally appeared before me the undersigned a Notary Public for said County and State, David Fryburger,
with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged him self to be the vice president of Phoenix Property Enterprizes, Inc., the within named bargainor, a corporation, and that _____ as such
_____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by him self as _____.

Witness my hand and official seal at
_____
on this 28th day of March, 2005.

_____
NOTARY PUBLIC

My Commission Expires: _____

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

RETURN TO:

~~2012 21st Avenue South~~
~~Nashville, TN 37212~~

~~615.383.2003~~

US Recordings, Inc.
2925 Country Drive Ste 201
St. Paul, MN 55117