WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/05 14:47 2 pgs
Fees:13.00 Taxes:504.09
20050502-0048645

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Monica L. Winter**
Address **415 Northcrest Drive Unit 220**
City/State/Zip **Nashville, TN 37211**

SEND TAX BILLS TO:
Name **SunTrust Mortgage Inc**
Address **P.O. Box 79041**
City/State/Zip **Baltimore MD 21279-0041**

FOR AND IN CONSIDERATION of the sum of **$10.00**. **Saddlebrook Inc., a Tennessee Corporation** has this day bargained and sold, and does hereby transfer and convey unto **Monica L. Winter, An Unmarried Woman, her** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, being Unit No. 220 on the Plan of Northcrest Phases One & Two, a Horizontal Property Regime with Private Elements as described in Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Norhtcrest Commons Homeowners' Association, Inc., of record in Instrument No. 20040615-0070835, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of said units.

Being part of the same property conveyed to B & J Enterprises, a Tennessee general partnership, by Special Warranty Deed from Vastland Northcrest Development, LLC., a Tennessee limited liability company, dated July 27, 2004, of record in Instrument No. 20040730-0091300, and further conveyed to Saddlebrook, Inc., a Tennessee Corporation, by Quitclaim Deed dated December 21, 2004, from B&J Enterprises, a Tennessee General Partnership, of record in Instrument No. 20041228-0152966, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 147 Group 12A Parcel 220CO

This is improved property known as: 415 Northcrest Drive Unit 220, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **28th** day of **April, 2005**.

Saddlebrook Inc.

By: Michael P. Stanton, Vice-President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me, C.M. Corriveau, of the state and county mentioned, Michael P. Stanton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Vice-President of Saddlebrook Inc., the within named bargainor, a Corporation, and that such Vice-President, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Corporation as Vice-President.

WITNESS MY HAND and official seal at office, this **28th** day of **April, 2005**.

Commission expires

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$136,240.00**

Affiant Monica D. Winter

Subscribed and sworn to before me, this the 28th day of April,2005.

My commission expires: C. M. Corriveau

Notary Public - Register

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009