WARRANTY DEED

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

OWNER:
Name **Brandon J. Gnetz**
Address **415 Northcrest Drive Unit 216**
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 **Brandon J. Gnetz and Emily M. Gnetz, Husband and Wife, their** 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. 216, 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 Northcrest 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 Vastlannd 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 from B&J Enterprises, a Tennessee General Partnership, dated December 21, 2004, 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 216CO

This is improved property known as: 415 Northcrest Drive Unit 216, 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.

Jan Mackey

By: Jan Mackey, Authorized Signatory

Davidson County DEEDWARR
Recvd: 05/02/05 14:51 2 pgs
Fees:13.00 Taxes:483.90

20050502-0048651

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me, C.M. Corriveau, of the state and county mentioned, Jan Mackey, 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 Authorized Signatory of Saddlebrook Inc., the within named bargainor, a Corporation, and that such Jan Mackey, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Corporation as Authorized Signatory.

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

Commission expires

C.M. Corriveau

Notary Public

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$130,785.00**

Affiant

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

My commission expires:

Notary Public - Register

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

My Commission Expires MAR. 21, 2009