Davidson County DEEDWARR
Recvd: 05/19/05 16:14 2 pgs
Fees:13.00 Taxes:806.60

20050519-0056843

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

B.David Fessenden, et ux	New Owner	Map 98-9A
705 Spinnaker Cove		Parcel 52
Hermitage, TN 37076		12277 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Ross N. Scharfenberger and wife, Carole Q. Scharfenberger,** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **B. David Fessenden and wife, Grace Fessenden,** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Lakeshore, Phase 3-B, of record in Plat Book 7900, page 677, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ross N. Scharfenberger and wife, Carole Q. Scharfenberger by deed from Mark E. Barnett and Norma S. Barnett of record in Book 11047, page 704, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2005, which have been prorated.
2. All matters of record in Plat Book 6900, page 683 and in Book 7900, page 677, said Register's Office.
3. Homeowners Association Charter of record in Book 7892, page 464, said Register's Office.
4. Articles of Incorporation of record in Book 8709, page 424, said Register's Office.
5. Quitclaim Deed for Common Open Space of record in Book 10447, page 932, said Register's Office.
6. Restrictive covenants of record in Book 7572, page 669, said Register's Office.

This is improved property commonly known as 705 Spinnaker Cove, Hermitage, TN 37076

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $218,000.00.

Grace Fessenden
Affiant

Subscribed and sworn to before me this 18th day of May, 2005.

Notary Public

My Commission Expires: 9-24-2005

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 18th day of May, 2005.

Ross N. Scharfenberger

Carole Q. Scharfenberger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of May, 2005, before me personally appeared Ross N. Scharfenberger and wife, Carole Q. Scharfenberger to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

9-24-2007

