This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Carl G. Taeubner
c/o Lisa Smith
304 Orlando Avenue
Nashville, TN 37209

SEND TAX BILL TO:
Owner

MAP **129-15**
GROUP **A**
PARCEL **61**

MORTGAGEE:

NONE

Davidson County DEEDWARR
Recvd: 05/20/05 15:26 2 pgs
Fees:13.00 Taxes:277.50

20050520-0057373

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Margaret A. Davitt** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Carl G. Taeubner, married,** hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Unit No. 61 of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Section 101 et seq., as amended Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highland Condominium as set forth in Exhibit A-2 of said Master Deed to a more complete identification and description of such Unit.
>
> Being the same property conveyed to Margaret A. Davitt by deed from United Residuals, Limited, a TN Limited Partnership of record in Book 7707, Page 865, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 21 Vaughn's Gap Road, Unit #E61, Nashville, Tennessee 37205.

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hand this the 16th day of May, 2005.

Margaret A. Davitt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Margaret A. Davitt**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 16th day of May, 2005.

Robert M. Loffi
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $75,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of May, 2005.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE