Davidson County DEEDWARR
Recvd: 05/31/05 09:56 2 pgs
Fees:13.00 Taxes:377.40

20050531-0060758

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00

X Deborah A. Flatt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of May, 2005

Notary Public:

MY COMMISSION EXPIRES: 1.27.07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Deborah A. Flatt	New Owner	Map 052
1201 Alandee Street		Group 13-0-B
Nashville, TN 37214		Parcel 083.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

David W. Ensey and wife, Tracie D. Ensey

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Deborah A. Flatt, unmarried

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:

BEING Lot/Unit No. 126, on the Condominium Site Plan of Phase II-C, Section 3, River Glen, a Planned Unit Development, of record in Plat Book 9700, Pages 18 & 19, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to David W. Ensey and wife, Tracie D. Ensey, by deed from Fox Ridge Homes, Inc. of record in Book 10212, Page 734, said Register's Office.

This conveyance is subject to the Master Deed, Covenants, Conditions, Restrictions and By-Laws of record in Book 7566, Page 571 and Book 7566, Page 606, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Pages 18 & 19, said Register's Office; (3) All matters on PUD Boundary Plat of record in Plat Book 6900, Page 650, said Register's Office; (4) Flowage Easement of record in Book 2200, Page 119, said Register's Office.

Power of Attorney of record in Instrument 20050531-0060757 said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1201 Alandee Street, Nashville, TN 37214

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 27th day of May, 2005.

David W. Ensey by Tracie D Ensey Atty-in-fact
David W. Ensey
By: Tracie D. Ensey, Attorney-in-Fact

Tracie D. Ensey
Tracie D. Ensey

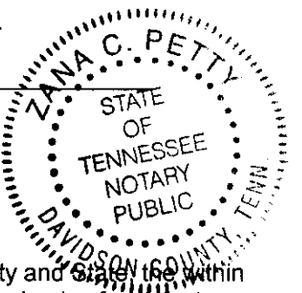
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tracie D. Ensey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of May, 2005.

My Commission Expires: 01/27/07

Notary Public



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Tracie D. Ensey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of David W. Ensey as his Attorney in Fact as the free act and deed of the within named David W. Ensey.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of May, 2005.

My Commission Expires: 01/27/07

Notary Public

