FILE BOX 45

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 $ 204,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of May, 2005

Notary Public

MY COMMISSION EXPIRES:
(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:
Audrey A. Christensen	Countrywide Home Loans, Inc.	Map 128
320 Old Hickory Blvd., Apt. 1905	4500 Park Granada	Group 12-0-A
Nashville, TN 37221-1312	Calabasas, CA 91302-1613	Parcel 104 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

Gale V. Jackson, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Audrey A. Christensen, an unmarried woman
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 Unit No. 104, Building No. 19, on the Plan of Section 12, Phase 1B, on the Plan of Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime created under Title 66, Section 27-101, et. seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 26, to the Master Deed, of record in Instrument 20030108-0003699, 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 said Master Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown as Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description to such unit.

Being the same property conveyed to Gale V. Jackson, unmarried, by deed from Eagle Ridge at the Reserve, LLC, a Tennessee Limited Liability Company, of record in Instrument 20031003-0146206, said Register's Office, dated September 30, 2003.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Instrument 20010116-0004521; Instrument 20011011-0110875; and Instrument 20030108-0003699, 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 Instrument 20011011-0110875; and (3) Drainage Easement of record in Book 7861, Page 559 and Book 8083, Page 534, 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 320 Old Hickory Blvd., Apt. 1905, Nashville, TN 37221-1312

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 my hand this 26th day of May, 2005.

Gale V. Jackson

Davidson County DEEDWARR
Recvd: 05/31/05 09:59 2 pgs
Fees:13.00 Taxes:754.80

20050531-0060762

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 Gale V. Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of May, 2005.

My Commission Expires: 1-27-07

Notary Public

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