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Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Lisa Bain
Affiant

Subscribed and sworn to before me, this 26th day of May 2005.

Notary Public
My commission expires: 3/25/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

Davidson County DEEDWARR
Recvd: 06/03/05 14:31 2 pgs
Fees:13.00 Taxes:555.00
20050603-0063547

Address of New Owner:	Send Tax Bills to:	Tax Information
Lindy Fenlason 245 Hillsboro Place Nashville TN 37215-0000	Union Planters, N.A., dba Regions Mortgage P.O. Box 11026 Orange, CA 92856-8126	117-03-D-245.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Andrew Scanga, an unmarried person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Lindy Fenlason, an unmarried person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 245, in Hillsboro Station, a Horizontal Property Regime, located in Davidson County, Tennessee, and described in a Master Deed recorded in Book 6740 Page 37 Register's Office for Davidson County, Tennessee, to which reference is hereby made and further described on the plat of record in Plat Book 6250 page 751Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Hillsboro Station contained in the Master Deed and By-Laws appended thereto, recorded in Book 6740, page 37, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Andrews Scanga by deed from Allison R. Mitchell of record in Instrument No. 20020603-0066878 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2005 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Hillsboro Station Condominiums of record in Book 6250 Page 751, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 6740 Page 37.Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed "

establishing a horizontal property regime of_____ Condominiums and recorded in Book ____Page _____ Register's Office for said county. 4) Rules and Regulations for Vehicles and Parking of record in Book 8140 page 680 and 690 5) Right of way contract of record in Book 1877 page 581 6) Easement to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 3965 page 909 and Book 4158 page 34 7) Easements to State of Tennessee as set forth in instrument recorded in Book 4633 Page 468 8) Overhead Line Easement of record in Book 6595 page 58 9) Storm Water Detention Agreement of record in Book 6629 page 452 10) All matters appearing on plat recorded in Book 6250 page 751. 11) Charter of Hillsboro Station Condominium Association of record in Book 6747 Page 6

This property is improved property known as 245 Hillsboro Place, Nashville, Tennessee 37215-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

Andrew Scanga

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

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

Notary Public

My Commission expires: 4.2.07

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: WG1087