Return to: First Title & Escrow Company Inc.
File # 24251 Box 93

Name and Address of New Owner:

Elizabeth A. Barnett
641 Old Hickory Blvd. #19
Brentwood, TN 37027

Send Tax Bills To:

Same

Prepared by:

David W. McMackin
104 East Park Dr., Ste.104
Brentwood, TN 37027
2005040096

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

Map & Parcel No.
171-3-B-39

The actual consideration or value,

whichever is greater for this

transfer is $211,500.00

Davidson County DEEDWARR
Recvd: 06/07/05 13:14 2 pg:
Fees:13.00 Taxes:782.55
20050607-0065026

Affiant
Subscribed and sworn to before me
on 05/20/05.

Notary Public

My Commission Expires:_____

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Marsha B. Clay, now known as Marsha Clay Campbell, (herein* married called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Elizabeth A. Barnett, an unmarried woman, (herein called "Grantee"), the real property situated in Williamson County, State of Tennessee, described as follows:

Land located in Williamson County, Tennessee, being more particularly described as follows:

Being all of Unit No. 10, on the plan of Revised Phase One, Section One, Townhomes of Fredericksburg, as of record in Plat Book 9700, Page 236, Registers Office for Williamson County, Tennessee, to which plan is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Marsha B. Clay by Warranty Deed dated 05/30/1997 of record in Book 10477, Page 409, said Registers Office. The said Marsha B. Clay and the said Marsha Clay Campbell are one and the same person.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 641 Old Hickory Blvd. #19, Brentwood, TN 37027.

This conveyance is subject to all matters shown on plat of record in Plat Book 9700, Page 236; Stormwater Detention Agreement Easement as of record in Book 10357, Page 920; By-Laws as of record in Book 10126, Page 486 as amended in Book 10275, Page 959; Easement as of record in Book 10126, Page 435, Book 10224, Page 683, Book 10294, Page 850, Book 10682, Page 517, Book 10895, Page 778 and in Instrument No. 20000718-0070558; and, Homeowners' Association as of record in Book 10126, Page 420, said Register's Office.

Unpaid condominium assessments, if any, are lien pursuant to TCA 66-27-116.

All the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration 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, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a horizontal property regime of Townhomes of Fredericksburg of record as aforesaid, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns forever. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself and her heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, her heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 05/20/05.

Marsha B. Clay Campbell

Marsha B. Clay Campbell

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 Marsha B. Clay also known as Marsha Clay Campbell, the bargainor(s), 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, this the 20th day of May, 2005.

Notary Public

My Commission Expires:

(SEAL)

D. W. McMACKIN NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires: SEPTEMBER 30, 2006