WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/15/05 16:19 3 pgs
Fees:18.00 Taxes:742.22

20050615-0068785

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $200,600.00.

David Webber
Affiant

Subscribed and sworn to me on March 31, 2005

NOTARY PUBLIC

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20658SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
J. Wesley Shutt 641 Old Hickory Boulevard, #110 Brentwood, TN 37027	SAME As New owner	171-03-B-62.00 CO

FOR AND IN CONSIDERATION 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, Rick R. Blackburn and wife, Karen S. Blackburn, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto J. Wesley Shutt, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being condominium Unit No. 109 on the Plan of Second Revision, Phase One, Section One, Townhomes of Fredericksburg, of record in Book 9700, page 461, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Rick R. Blackburn and wife, Karen S. Blackburn, by Deed from Radnor Homes, Inc., of record in Book 10784, page 176, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 9700, page 461, in the Register's Office for Davidson County, Tennessee.
4. Restrictions covenants contained in instrument of record in Book 7798, page 843, in said Register's Office.
5. Easement retained by the State of Tennessee as set out in Book 7851, page 712, in said Register's Office.

6. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is 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 interests 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Townhomes of Fredericksburg, First Revision, Phase One, Section Four, of record in Book 10126, page 435, as amended in Book 10224, page 683, and corrected in Book 10294, page 850; further amended in Book 10393, page 11, Book 10623, page 517, Book 10895, page 778, Book 7798, page 843, and in Instrument 20000718-0070558 in the Register's Office for Davidson County, Tennessee.
7. Charter and By-Laws of Townhomes of Fredericksburg Homeowners' Association of record in Book 10126, page 430, Book 10126, page 486, as amended in Book 10275, page 959, in said Register's Office.
8. Easement for sanitary sewers, storm drainage, water mains and appurtenances of record in Book 7358, page 643, in said Register's Office.
9. Dedication of Site Drainage Easement of record in Book 10012, page 756, in said Register's Office.
10. Subject to the rights of others in and to the common elements.
11. Subject to the lien for special assessments contained in the Master Deed and By-Laws.

This property is also known as improved property located at 641 Old Hickory Boulevard, #110, Brentwood, TN 37027.

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 GRANTORS do covenant with the said GRANTEES that they 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 on March 31, 2005.

Rick R. Blackburn

Karen S. Blackburn

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 31, 2005, before me personally appeared Rick R. Blackburn and Karen S. Blackburn to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on March 31, 2005.

NOTARY PUBLIC

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

My Commission Expires: 3/22/08