Return to:

McMACKIN TITLE COMPANY
104 E. PARK DR., STE. 104
BRENTWOOD, TN 37027
(615) 221-6565

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 06/20/05 11:15 2 pgs
Fees:13.00 Taxes:614.20
20050620-0070194

ADDRESS NEW OWNER:
John Nuese
107 West End Place, Unit No. 7
Nashville, Tennessee 37205

SEND TAX BILL TO:
Same

MORTGAGEE:
NONE

MAP	**104-9**
GROUP	**G**
PARCEL	**7.00-CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Rossana L. Saenz, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **John Nuese**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Unit No. 7, located on the Lower Floor of Building No. A, West End Place Condominiums (f/k/a) Park Circle Condominiums)., as shown in Exhibit B to the Master Deed establishing a Horizontal Property Regime of West End Place Condominiums f/k/a Park Circle Condominiums) of record in Book 6809, pages 610-620, and amended in Book 9992, page 744, Register's Office for Davidson County, Tennessee, along with an undivided interest in the common elements thereto of 1.06078 per cent and subject to all terms and conditions of said Master Deed and By-Laws establishing a Horizontal Property Regime for West End Place Condominiums f/k/a Park Circle Condominiums) of record in Book 6809, page 569, as amended in Book 9992, page 744, said Register's Office.

Being the same property conveyed to Rossana L. Saenz, unmarried by deed from Eugene T. Collins, unmarried of record in Instrument no. 20011004-0107829, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 107 West End Place, Unit No. 7, Nashville, Tennessee 37205.

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is 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, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the 27th day of May, 2005.

Rossana L. Saenz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Rossana L. Saenz,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of May, 2005.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is ~~$166,000.00~~.

AFFIANT

Subscribed and sworn to before me on this 27th day of May, 2005.

NOTARY PUBLIC

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO., TENN.
MY COMMISSION EXPIRES: NOVEMBER 06, 2006

My Commission Expires: