STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $237,500.00

Affiant

Subscribed and sworn to before me, this 15th day of June, 2005.

Notary Public

My commission expires: 1-24-09

(Notary Stamp)

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 06/29/05 15:27 2 pgs
Fees:13.00 Taxes:878.75

20050629-0075013

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Franklin E. Platt	Countrywide Home Loans	**Map 131-8-O-C, Parcel 4-CO**
111 Colony Court, Unit D	PO Box 660694	
Nashville, TN 37204	Dallas TX 75266	

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 ACKNOWLEDGE, WE,

Marianne Hall Rogers, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Franklin E. Platt , a married person, as his sole property

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:

Land in Davidson County, Tennessee, being Unit D, Lot 2, together with an undivided one-eighth (1/8th) interest in the common elements of Colony Court Condominium, a horizontal property regime established by Master Deed, of record in Book 6379, page 242, Register's Office for Davison County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Colony Court, of record in Plat Book 6250, page 116, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marianne Hall Rogers, by Executor's Special Warranty Deed, from Marianne Hall Rogers, as Executor of the Will of Marjorie Hall, of record in Instrument # 20040309-002716, Dated February 27, 2004, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6250, page 116, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 6767, page 976, Register's Office for Davidson County, Tennessee.
Deed of Conveyance for Water Mains of record in Book 6861, Page 673, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance for Sewer Lines of record in Book 6861, page 700, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 6379, page 273, Register's Office for Davidson County, Tennessee.
Master Deed of record in Book 6379, page 242, Register's Office for Davidson County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 111 Colony Court, Unit D, Nashville, TN 37204.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 15th day of June, 2005.

Marianne Hall Rogers

Marianne Hall Rogers

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Marianne Hall Rogers, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2005.

Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

File #: **05316-SH**
RECORD & RETURN TO:

Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

B-4606