FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/19/05 12:12 2 pg:
Fees:13.00 Taxes:185.00
20050719-0083735

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Gary P. Perdue
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2005

Patricia Nicholls
Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Gary P. Perdue	NEW OWNER	Map 75
153 Brooke Castle Drive		Group 8-0-A
Hermitage, TN 37076		Parcel 56 CO

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 acknowledged, we

Mark S. Ensor and wife, Johnnie K. Ensor

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Gary P. Perdue, unmarried

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:

Being Condominium Unit No. 153 in a Horizontal Property Regime as shown on the Condominium Plat of Brooke Castle Condominiums, as of record in Book 6250, Page 627, and as amended by instrument of record in Book 6727, Page 762, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete identification and description of such Unit.

BEING the same property conveyed to Mark S. Ensor and wife, Johnnie K. Ensor, as tenants by the entirety by deed from Clairmont Investors-Brooke Castle, of record in Book 7778, Page 177, dated February 22, 1989, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6519, Page 747 and Book 6519, Page 768, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6250, Page 627, and as amended by instrument of record in Book 6727, Page 762, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 153 Brooke Castle Drive, Hermitage, TN 37076

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 we do covenant with 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 is 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 our hands this 18th day of July, 2005.

Mark S. Ensor

Johnnie K. Ensor

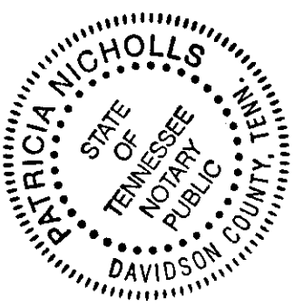
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark S. Ensor and Johnnie K. Ensor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of July, 2005.

My Commission Expires: 01/24/09

Notary Public



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