PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUITE 330
BRENTWOOD, TN 37027

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Ste 350
Nashville, TN 37203

Our File Number: 21293G

MAP/GROUP/PARCEL:
104-09-0-K20.900co

Davidson County DEEDWARR
Recvd: 07/19/05 15:34 2 pgs
Fees:13.00 Taxes:767.75
20050719-0084017

NEW OWNER'S NAME AND ADDRESS:
Andre LaFreniere
3818 West End Ave # 209
Nashville TN 37205

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, PETER M. ADAMS AND ELINOR H. ADAMS, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto **ANDRE J. LAFRENIERE, AN UNMARRIED MAN,** his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being UNIT No. 209, on the plan of The Montclair, according to the Master Deed of record in Book 7332, page 380 amended in Book 7902, Page 113; Instrument No. 200212310162451;Instrument No. 200301130005471 in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 6900, page 954, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property commonly known as 3818 West End Avenue, #209, Nashville, TN 37205.

BEING the same property conveyed to Grantors herein by deed of record in Instrument 20010702-0069839, Register's Office for Davidson County, Tennessee. Elinor H. Adams joins in this conveyance to convey and interest she may have in said property, marital or otherwise.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Peter M. Adams

Peter M. Adams

Elinor H. Adams

Elinor H. Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, Peter M. Adams and Elinor H. Adams, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee, on this the 15th day of July 2005.

NOTARY PUBLIC

9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $207,500.00.

AFFIANT

Sworn to and subscribed before me, this the 15th day of July 2005.

NOTARY PUBLIC

ROBIN S. EDWARDS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 28, 2007