THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24395-06-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $355,000.00. Affiant Subscribed and sworn to before me this 15th day of July, 2005. Notary Public My Commission Expires: My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Frances B. Pilkington 2719 Abbott Martin Road Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.117.13-0A Parcel No. 142.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Sanders, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Frances B. Pilkington, Married** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Subject property is not the marital residence of the Grantor.
This is improved property located at 2719 Abbott Martin Road, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of July, 2005.

William Sanders

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William Sanders**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 07/22/05 15:36 2 pgs
Fees:13.00 Taxes:1313.50

20050722-0085773

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2-B, together with the appurtenant interest in the common elements of Pointset, Lots 1 and 2 Condominium, horizontal property regime established by Master Deed and By-Laws, of record in Book 5256, page 444, Register's Office for Davidson County, Tennessee. Said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of (Revised) Pointset of record in Plat Book 5050, page 65, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Sanders, Unmarried by deed dated April 27, 2000 from Mary Charlotte Price, Unmarried of record in Instrument No. 20000501-0042972, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws for Pointset, Lots 1 and 2, of record in Book 5256, page 444, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5143, page 132, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 5050, page 65, Register's Office for Davidson County, Tennessee.