Davidson County DEEDWARR
Recvd: 08/01/05 14:19 2 pgs
Fees:13.00 Taxes:542.83
20050801-0089707

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Amberly M. Mann 203 Buck Run Drive Nashville TN 37214	Same	Southeast Title 555 Marriott Drive, S-170 Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $146,710.00

Map & Parcel No.
122-1-A-1-472 CO

Amberly M. Mann
Affiant

Subscribed and sworn to before me on 07/26/05.

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES 05/30/2007

Notary Public

My Commission Expires:_____

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Susan G Hart Rizner, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Amberly M. Mann, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Unit No. 61 in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575, said Register's Office (the "First Supplement"), further amended by Secondary Supplementary of Covenants, Conditions, and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020904-0107261, said Register's Office (the "Second Supplement", the First Supplement, Second Supplement and the original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made.

Being the same property conveyed to Susan G. Hart, unmarried, by virtue of a Warranty Deed dated September 3, 2003, from Ole South Properties, Inc., of record as Instrument No. 20030912-0133907, Register's Office for Davidson County, Tennessee.

This is not now or has it ever been the primary residence of the seller or her spouse.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 203 Buck Run Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns forever. Grantor covenants that she 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 for current year real estate taxes.

GRANTOR further covenants and binds herself and her heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, her heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on this 26th day of July, 2005.

Susan G Hart Rizner as atty in fact
Susan G Hart Rizner by Shannon Hart
Her Attorney in Fact Shannon Hart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of July 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared Shannon Hart to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Susan G Hart Rizner, and acknowledged that she executed the same as the free act and deed of the said Susan G Hart Rizner.

Witness my hand and official seal at Nashville, Tennessee, this ~~the 26th~~ day of July, 2005.

GIB VAN DER HEYDE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES 05/30/2007

Notary Public