Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #05-1374

Davidson County DEEDWARR
Recvd: 08/04/05 14:42 2 pgs
Fees:13.00 Taxes:297.85

20050804-0091951

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Jeffrey C. Rencher, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Clayton C. Jeffords, unmarried, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, described as follows:

Being Unit No. C-3, Parcel No. 35, in a horizontal property regime which is located on the plat of Villager East Condominium, of record in Book 5200, page 235, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to provisions of the Tennessee "Horizontal Property Act", as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereof; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Villager Condominiums of record in Book 5457, page 298, Register's Office for Davidson County, Tennessee, and is subject to the Bylaws for the administration thereof, which are appended to the Master Deed as Exjibit "C" thereto of record in Book 5457, page 338, said Register's Office, and a Deed of Correction in Book 5553. page 336, including among other conditions and requirements, assessments, liens, use and occupancy restrictions and other undertakings all as set out and provided in said Master Deed and exhibits appended thereto reference to which is her made.

Being the same property conveyed to Jeffrey C. Rencher, unmarried by Warranty Deed dated November 18, 2003, of record in Instrument No. 20031202-0173143, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3600 Hillsboro Pike #C3, Nashville TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 2nd day of August, 2005

Jeffrey C. Rencher

State of Tennessee)
County of Davidson)

On this 2nd day of August, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jeffrey C. Rencher, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/25/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 80,500.00.

Affiant

Sworn and subscribed before me on this the 2nd day of August, 2005.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Clayton C. Jeffords
[redacted] Pike #G3
Nashville, TN [redacted]
PO Box 331054
Nash TN 37203

RESPONSIBLE FOR TAX PAYMENT:
Regions Mortgage
3325 West End Avenue
Nashville, TN 37203

TAX MAP-PARCEL #:
117-11- B- 35CO