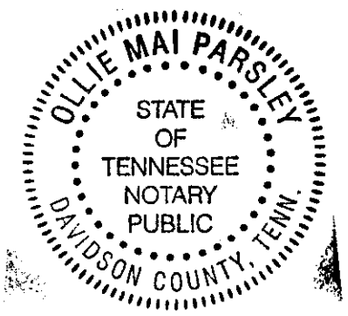


My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

14659

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

x Tracey E Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF August, 2005.

Ollie Mai Parsley
Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY

J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracey E. Edwards	Fifth Third Mortgage Company	136-15-B-167 CO
(NAME)	(NAME)	
3401 Anderson Road, #99	336 Main Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Antioch, TN 37013	Franklin, TN 37064	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Theresa M. Kachner Gosse

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tracey E. Edwards

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:

See exhibit A attached hereto and made a part hereof.

This is improved property known as 3401 Anderson Road, #99, Antioch, TN 37013

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 her hand this 11th day of August, 2005.

Theresa M Kachner Gosse
Theresa M. Kachner Gosse

Davidson County DEEDWARR
Recvd: 08/17/05 08:42 3 pg:
Fees:18.00 Taxes:536.50

20050817-0097386

File No.: 14659

ATTACHMENT

Land in Davidson County, Tennessee, being Unit No. 99 on the plan of A Horizontal Property Regime (Private Element) Phase 3, Smith Springs Townhomes of record in Instrument No. 20020926-0117439, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Margaret Brodnan and Theresa M. Kachner, unmarried by deed from NVR, Inc., T/A Ryan Homes, A Virginia Corporation, filed of record in Instrument Number 20030211-0018967, Register's Office for Davidson County, Tennessee. The said Margaret Brodnan having died on November 6, 2003, leaving Theresa M. Kachner (now Theresa M. Kachner Gosse) as sole heir at law taking title to deceased one-half interest in this property by the law of descent and distribution.

Affidavit of heirship: 20050817-0097385

THIS conveyance is made subject to:

1. 2005 Taxes, prorated and assumed.
2. Declaration of Covenants, Conditions and Restrictions for Smith Springs Townhomes contained in an instrument of record in Book 11666, page 151, and supplemented in Instrument no. 20010730-0080392 and in Instrument No. 20030115-0006563, Register's Office for said County.
3. Homeowners' Association Articles of record in Book 11666, page 149, said Register's Office.
4. By-Laws filed of record in Book 11666, page 191, Register's Office for said County.
5. The Plan of record in Instrument No. 20020926-0117439, said Register's Office.
6. Storm Water Detention Agreement of record in Book 11540, page 482, said Register's Office.
7. Quitclaim to Homeowner's Association of record in Instrument No. 20000111-0003643, said Register's Office.

14659

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named

Theresa M. Kachner Gosse

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of August, 2005.

My commission expires

Ollie Mai Parsley
Notary Public

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006