MAP 160-14-0-B; PARCEL 136.00

This Instrument Was Prepared By:
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133 Holiday Court, Suite 208
Franklin, TN 37067
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Send Tax Bills To:
SAME AS NEW OWNER

Davidson County DEEDWARR
Recvd: 08/17/05 11:00 2 pgs
Fees:13.00 Taxes:392.20
20050817-0097585

New Owner:

DALE L. FINLEY, et ux.
519 Brennan Lane
Franklin, TN 37067

Mortgagee:

U. S. BANK N. A.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GRANTORS, ASHLEY N. SPENCER and husband, CLIFF G. SPENCER, , have bargained and sold and by these presents do transfer and convey unto DALE L. FINLEY and CARLA J. FINLEY, Grantees, their heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

LAND in Davidson County, Tennessee, being Unit No. 5840, Brentwood Trace Condominium, a Horizontal Property Regime, located on Old Hickory Boulevard, Davidson County, Tennessee, as shown on the Plat of Brentwood Trace Condominiums as of record in Book 5200, page 219, as revised in Book 5200, pages 230 and 261 and described in a Master Deed in Book 5545, page 510, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of such Unit.

Being the same property conveyed to Ashley N. Spencer and husband, Cliff G. Spencer by Warranty Deed of Judy Lynn Fabling, an unmarried person, of record at Instrument No. 20030211-0018783, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND GRANTORS DO COVENANT with the said Grantees that they are lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: 1) Subject to matter shown on the plan of Brentwood Trace Condominiums of record in Book 5200, page 219, Register's Office of Davidson County, Tennessee; as revised in Book 5200, page 230 and Book 5200, page 261, said Register's Office. 2) The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the Administration 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 buildings thereon; 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 BRENTWOOD TRACE, of record in Book 5524, page 415, as revised in Book 5545, page 510, Register's Office for Davidson County, Tennessee. Liens for any unpaid assessments and/or special assessments. Rights of others in and

to the common elements. 3) By-Laws of Brentwood Trace of record in Book 5524, page 424, Register's Office of Davidson County, Tennessee; as amended in Book 5537, page 988, said Register's Office. 4) 2005 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantees when due and payable.

AND GRANTORS DO FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to said property, to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands on this the 15th day of August, 2005.

ASHLEY N. SPENCER

CLIFF G. SPENCER

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said County, ASHLEY N. SPENCER and husband, CLIFF G. SPENCER, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of August, 2005.

NOTARY PUBLIC

GAIL P. LUTTRELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 4-16-2006

STATE OF Tennessee
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Hundred Six Thousand and no/100 Dollars ($106,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

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

NOTARY PUBLIC

GAIL P. LUTTRELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 4-16-2006