After Recording Return To **Nations Title Agency, Inc.** **5214 Maryland Way, Suite 208** **Brentwood, TN 37027** **WARRANTY DEED** 05TN05715 G-LM-05-2134	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00 Affiant Subscribed and sworn to before me, this 31st DAY OF August, 2005. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC AT LARGE — WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 4, 2006

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric E. Trenkmann	Same	
43 N. Hillside Place ~~2134 Fairfax, C-16~~	(NAME)	
Ridgewood, NJ 07450 ~~Nashville, Tennessee 37212~~	(ADDRESS)	104-11-0-A-048.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ELIZABETH BETHEA PATTERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERIC E. TRENKMANN, A MARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. C-16, Parcel No. 48, of The Villager West Condominiums, as of record in Book 5210, page 174, said Register's Office, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Elizabeth Bethea now known as Elizabeth Bethea Patterson by deed from Andrews Properties, Inc. and Cherokee Properties, Inc. filed for record on November 6, 1979 in Book 5526, page 30, Register's Office for Davidson County, Tennessee. Said property is not the primary or marital residence of the within named grantor.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 5210, page 174 and Book 5452, page 419, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2134 Fairfax, C-16, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 31st day of August, 2005.

Elizabeth Bethea Patterson

Davidson County DEEDWARR
Recvd: 09/06/05 12:52 2 pgs
Fees:13.00 Taxes:236.80

20050906-0106564

STATE OF Tennessee
COUNTY OF Davidson

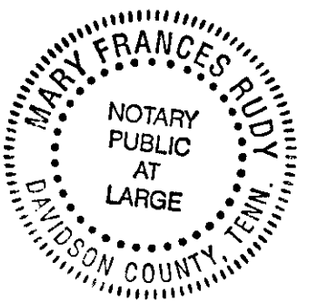
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth Bethea Patterson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of August, 2005.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903