 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $196,000.00 Affiant Subscribed and sworn to before me, this 19th day of August, 2005. Notary Public My commission expires: 9/20/08

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/12/05 10:37 2 pgs
Fees:13.00 Taxes:725.20



20050912-0109192

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Maria Christina Venereo	1st Trust Bank for Savings P.O. Box 17257 Memphis, TN 38187	**Map 160-16-O-C, Parcel 79-CO**
502 Old Towne Drive, Unit 79		
Brentwood, Tennessee 37027		

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 ACKNOWLEDGE, WE,

Rainer Paesler

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

Maria Christina Venereo

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:

Land in Davidson County, Tennessee, being all of Unit No. 79, on a Horizontal Property Regime, (Private Element), The Terraces at Brentwood Chase, (A Revision of "Old Towne at Brentwood Chase") as shown by plat appearing of record in Instrument # 20001103-0109137, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Rainer Paesler, by Warranty Deed, from Preston M. Black and wife, Debra S. Black, of record in Instrument # 20040315-0029542, Dated March 4, 2004, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Instrument # 20001103-0109137, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument # 20030228-0026675, Instrument # 20010328-0029845, Instrument # 20001214-0123057, Instrument # 20010119-0005975, Instrument # 20000531-0053798 and Instrument # 20000831-0086366, Register's Office for DAVIDSON County, Tennessee.
Notice of Covenants Violation of record in Instrument # 20050526-0059269, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 11115, page 281 and Book 11115, page 286 and Book 11115, page 31, Register's Office for Davidson County, Tennessee.
Charter for Home Owners Association of record in Instrument # 20001214-0123056, Register's Office for Davidson County, Tennessee.
Quitclaim Deed for common area to Home Owners Association of record in Instrument # 20010208-0012530 and Instrument # 20010208-0012529, Register's Office for Davidson County, Tennessee.
PUD Boundary of record in Plat Book 9700, pages 653 and 654, Register's Office for Davidson County, Tennessee.
Easement for Water Mains of record in Book 8371, page 320, Register's Office for Davidson County, Tennessee.
Easement for Drainage Facilities of record in Book 7902, page 389, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 11388, page 128 and revoked in Instrument # 20000513-0053795, Register's Office for Davidson County, Tennessee.
By Laws of record in Instrument # 20001214-0123058, Register's Office for Davidson County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 502 Old Towne Drive, Unit 79, Brentwood, Tennessee 37027.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 19th day of August, 2005.

Rainer Paesler
By: Howard J. Schumacher, Attorney-in-Fact Attorney-in-fact

STATE OF Florida
COUNTY OF Broward

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Howard J. Schumacher**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Rainer Paesler for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Rainer Paesler, and is authorized by Rainer Paesler to execute this instrument on his behalf.

Witness my hand, at office, this 19th day of August, 2005.

LOUIS R GRETO, JR.
MY COMMISSION #DD176545
EXPIRES: APR 04, 2007
Bonded through Advantage Notary

Notary Public

My Commission Expires: 4/4/07

File #: **05467-SH**
RECORD & RETURN TO:
REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027