BOX 15

Davidson County DEEDWARR
Recvd: 09/22/05 15:27 2 pgs
Fees:13.00 Taxes:1572.50

20050922-0114184

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 44180

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **21st DAY OF SEPTEMBER, 2005.**

Notary Public

MY COMMISSION EXPIRES: 4/22/09

KAREN WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY:
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
JOHN COLEMAN **4207-B Kirtland Road** **Nashville, TN 37215**	Countrywide Home Loans 801 Crescent Centre Dr 510 Franklin, Tn 37067	**131-2-F-2** **USD 249**

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 **I, KATHLEEN LUCY TRETTEL, a Widow**

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

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:

Unit No. 4207-B, together with the carport designated No. 4207-B (Carport), in HILLSBORO HALL, PHASE II, a Condominium, a Horizontal Property Regime, located on Kirtland Road between Overhill and Castleman Drives, Davidson County, Tennessee, and described in a Master Deed and the plat attached thereto, of record in Book 11573, page 376, Register's Office for Davidson County, Tennessee, to which documents reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of HILLSBORO HALL, PHASE II, thereto, recorded in Book 11573, page 376, and Plat attached thereto, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Said units also comprise Lots 65 and 67, Hollywood Place, recorded in Book 547, pages 85 and 86, Register's Office for Davidson County, Tennessee, and a portion of Lot No. 2, Resubdivision of Lots 60, 61, 62 and 66, Hollywood Place, of record in Book 9700, page 786, said Register's Office.

This conveyance is subject to the aforesaid Master Deed, By-Laws, and Plats, and electrical cross-easements recorded in Book 11622, page 610, said Register's Office, and to taxes for the year 2005 and said matters are excepted from the warranty and covenants of this deed.

Being the same property conveyed to Kathleen Lucy Trettel, Widow, by deed from Haury and Smith Contractors, Inc., of record in Instrument Number 20000128-009378, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property known as 4207-B Kirtland Road, Nashville, Tennessee 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 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 my hand this 21st day of September, 2005.

Kathleen Lucy Trettel

KATHLEEN LUCY TRETTEL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named KATHLEEN LUCY TRETTEL, A WIDOW, 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 the 21st day of September, 2005.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.