Davidson County DEEDWARR
Recvd: 09/26/05 09:36 2 pgs
Fees:13.00 Taxes:451.40

20050926-0114994

State of Tennessee
County of Davidson

This actual consideration or value -- whichever is greater is $122,000.00

Affiant

Subscribed and sworn before me this the 16TH SEPTEMBER, 2005

My Commission Expires: 9-17-07

Notary Public

SUSAN MAGNUSON Notary Public At Large DAVIDSON COUNTY, TN

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 1000
Lavergne, TN 37086

Address of New Owner	Improved Property known as:	Send Tax Bills to:
David S. Martin #43 **1913 Nashboro Blvd.** **Nashville, Tennessee 37217**	**1913 Nashboro Blvd.** #43 **Nashville, Tennessee 37217**	JP morgan Chase 1400 East Newport Center Dr. Deerfield Beach, FL 33442

Map 135 Group 12C Parcel 43

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

TROY A WRAY, AN UNMARRIED MAN

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

DAVID S. MARTIN

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of loan together with all tenements, hereditaments and appurtenances thereto located in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Unit Number 43, on the Plan of a Horizontal Property Regime Plat, Nashboro Village, Tract 13, of record in Plat Instrument No. 2002 1230-0161681, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Troy A. Wray by Warranty Deed from Galleria Properties, LLC, of record in Instrument No. 20040923-0114966, Register's Office for Davidson County, Tennessee, dated September 16, 2004.

Subject to all matters appearing of record in Instrument No. 20021230-0161681, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 4827, page 14, and By-Laws of Parkside Villas Homeowner's Association, Inc. of record in Instrument No. 20021211-0152727, as amended and replaced with the name Lakeside Villas Homeowner's Association, Inc. of record in Instrument No. 20020507-0056329, Register's Office for Davidson County, Tennessee.

Subject to Agreements contained in "License to use Fitness Center and Swimming Pools" of record in Instrument No. 20020507-0056329, Register's Office for said county.

Easement for Sewer of record in Book 8870, page 887, and page 932, and in Instrument No. 20021205-0150029, Register's Office for said county.

Easement for Metro Government of record in Book 4868, page 74, Book 4815, page 425, and Instrument No. 20010314-0024179, Register's Office for said county.

Easement of record in Book 10110, page 854, Book 4460, page 149-151, Instrument No. 2000112-0101575, Register's Office for said county.

Subject to all matters of record in Plat Book 4660, page 158, Register' s Office for said county.

Subject to Judgement of Declaration of Taking for J. Percy Priest Dam of record in Book 4254, page 410, Register's Office for said county.

Subject to Rights of others in and to the common areas of and/or elements of Lakeside Villas.

Subject to any easements and/or restrictions of record in the Register's Office for said county.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 16th day of SEPTEMBER, 2005

Troy A. Wray

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 16th day of SEPT. 2005, before me personally appeared

Troy A. Wray

To me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free and and deed. Witness my hand and official seal.

My Commission Expires 9/17/07

NOTARY PUBLIC

SUSAN MAGNUSON Notary Public At Large RUTHERFORD COUNTY