This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050571

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Send Tax Bills To:
SAME

Davidson County DEEDWARR
Recvd: 10/17/05 11:50 3 pgs
Fees:18.00 Taxes:473.60

20051017-0124892

New Owner is:
Donald & Dorothy Monteleone
2210 Nashboro Boulevard
Nashville, TN 37217

MAP: 135-12-0-B
PARCEL: 102.00CO

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 all of which is hereby acknowledged, **Leslie Anne Nelson, unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Donald Monteleone and wife, Dorothy Monteleone**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit No. 102, on the plan of a Horizontal Property Regime, Private Element Plat, Nashboro Village-Fairway Point, of record in Instrument No. 20020820-0100664, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Leslie Anne Nelson, unmarried by Deed from NVR, INC. A Virginia Corporation, Trading As Fox Ridge Homes dated March 24, 2003, recorded March 28, 2003, in Instrument No. 200303280040597, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to The Plan of record in Book 11700, pages 49 & 50; the Declaration of Covenants, Conditions, and Restrictions For Fairway Pointe Homeowners Association, Inc., of record in Book 11703, page 520, Book 4827, page 14, Book 5469, page 840, Book 7751, page 907, Instrument No. 200003160027171, and in Instrument No. 20010322-0027768, Instrument No. 200006270063887; the By-laws of Fairway Pointe Homeowners Association, Inc., of record in Book 11703, page 560; a Memorandum of Lease of record in Book 10690, page 327; Homeowner's Association Charter of record in Book 11703, page 518; Easement for Sewer of record in Book 8870, page 887 and 932, and Instrument No. 20001012-010157; Easements for Metro Government of record in Book 4868, page 74, and in Book 4815, page 425, and in Instrument No. 20010314-0024179, and in Instrument No. 20020815-0098780; Easement for Cart Path of record in Book 10110, page 860; All matter on the Plat of record in Book 4660, page 156, Book 6200, page 341 and in Instrument No. 20020710-0083054 and in Instrument No. 20020820-0100664; Judgement of Declaration of Taking for J. Percy Priest Dam of record in Book 4254, page 410; Public Right-of-way Dedication of record in Book 4460, page 149-151; Conveyance of Common Area of record in Instrument No. 200010100100360, Easement for Cable Television of record in Instrument No. 200010120101575; Agreements of record in Instrument No. 20020507-0056329; and all other easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 13 day of October, 2005.

GRANTOR:

Leslie Anne Nelson

Leslie Anne Nelson

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Leslie Anne Nelson** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 13 day of October, 2005.

THE DOND SANDERS NOTARY PUBLIC TN DAVIDSON COUNTY

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $128,000.00.

Affiant

SWORN TO and subscribed
before me this 13 day of
October, 2005

NOTARY PUBLIC

My commission expires: