THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Kenneth Dupree
3423 Brick Church Pike
Nashville, TN 37207

MAP PARCEL NUMBERS
50-10-0-A-26.00

Davidson County DEEDWARR
Recvd: 11/08/05 11:21 2 pgs
Fees:13.00 Taxes:177.60

20051108-0135226

WARRANTY DEED

THIS INDENTURE, made and entered into this 3rd day of November , **2005**, by and between **Henrene Johnson**, a single woman,party of the first part, and **Kenneth Dupree**,a sinlge man, party of the second part,

WITNESSETH: That for and in consideration of **$48,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

A certain Condominium Apartment in Davidson County, Tennessee, described as follows: Unit No. 26, Lot No. 1, in a Horizontal Property Regime as shown on the Condominium site plan, Section One, Phase II, Chesapeake Home, as of record in Plat Book 5800, Page 292, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Henrene Johnson, an unmarried person by deed from Barbara L. Johnson of record in Book 9340, Page 520, dated 05/06/94 and recorded 05/10/94, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); Any and all matters regarding plat of record, in Book 5800, Page 292, restrictions of record in Book 6163, Page 752, easements, right of ways, charter, by laws, master deed, etc.); any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

This property is also known as 3423 Brick Church Pike, Nashville, TN 37207

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Henrene Johnson

Henrene Johnson

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Henrene Johnson, a single woman** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 3rd day of November **20 05.**

ANGIE VALENTINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My commission expires 9-22-05

Angie Valentine

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$48,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 3rd day of November, **20 05.**

My commission expires 9-22-07

Angie Valentine

Notary Public

PROPERTY ADDRESS:
3432 Brick Church Pike
Nashville, TN 37207

Name and address of New Owner
Kenneth Dupree
59 Nickleby Down
Brentwood, TN.
37027