Davidson County DEEDWARR
Recvd: 11/09/05 09:54 2 pgs
Fees:13.00 Taxes:605.69

20051109-0135686

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$163,700.00

|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 28 DAY OF October, 2005.

|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

MELODY M. JENKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE My Commission Exp. JAN. 29, 2006

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret Louise Fitch 7635 Leveson Way Nashville, TN 37211	Franklin American Mtg. 501 Corporate Centre Franklin, TN 37067	Map 173-09, Group A Parcel 166

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, we,

Cara B. Fast n/k/a Cara Fast Estes, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Margaret Louise Fitch, unmarried

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 LOT NO. 223 ON THE PLAN OF REVISION TWO RESUBDIVISION OF LOTS 47, 48, 72, 73, AND 63 THRU 69 SECTION TWO LENOX VILLAGE AS OF RECORD IN INSTRUMENT NO. 20030115-0006163, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CARA B. FAST BY DEED FROM DON B. SMITHSON D/B/A DON B. SMITHSON CONSTRUCTION, DATED AUGUST 8, 2003, AND OF RECORD IN INSTRUMENT NUMBER 20030822-0122335, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. CARA B. FAST HAVING SINCE MARRIED AND IS NOW KNOWN AS CARA FAST ESTES.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Instrument Number 20030115-0006163, Register's Office for Davidson County, Tennessee.
3) Property is subject to Lenox Village-Section Two, Revision Two, a Planned Unit Development, Charter of record in Instrument Number 20020412-0045831, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Instrument Number 20020315-0032826, amended in Instrument Number 20021216-0158458, and Instrument Number 20021216-0158459, said Register's Office.
4) Property is subject to a Master Deed of record in Instrument Number 20020315-0032825, and supplemental in Instrument Number 20021226-0158459, said Register's Office.
5) Property is subject to Restrictive Covenants contained in Instrument Number 20020315-0032826, amended in Instrument Number 20021216-0158458, and Instrument Number 20021216-0158459, Register's Office for Davidson County, Tennessee.
6) Property is subject to an easement for sanitary sewer/storm drain granted to Metro Government of record in Instrument Number 20011129-0130322, said Register's Office.
7) Property is subject to an easement for storm water detention granted to Metro Government of record in Instrument Number 20020408-0042676, said Register's Office.
8) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 7635 Leveson Way, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

THIS PROPERTY IS NOT NOR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR'S SPOUSE.

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(s) this 28th day of October, 2005.

Cara Fast Estes

Cara Fast Estes

STATE OF ~~Tennessee~~ Virginia
COUNTY OF ~~Davidson~~ City of Virginia Beach

Personally appeared before me, Cara B. Fast n/k/a Cara Fast Estes, married, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of October, 2005.

Antoinette Rzepnicki
NOTARY PUBLIC

My Commission Expires: 06-30-07

ANTOINETTE RZEPNICKI NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076