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Davidson County DEEDWARR
Recvd: 11/16/05 10:53 2 pgs
Fees:12.00 Taxes:0.00

20051116-0138431

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $137,000.00. Fleeta S. Bachleda **Affiant** Subscribed and sworn to before me, this 15 day of November, 2005. Notary Public My Commission Expires: 2-26-06

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Fleeta S. Bachleda 710 Mt. Carmel Place Nashville, TN 37205	EXEMPT	129 11 0 A 71.000CO 9DZ 73128

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LENORA IKARD, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **FLEETA S. BACHLEDA**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 710 created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for The Cloister at St. Henry, Phase IC, of record in Book 6675, page 173, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase IC, attached as Exhibit B to said Mater Deed for proper identification.

Being the same property conveyed to Leonara Ikard by deed from St. Henry's Property Development, Inc., of record in Book 6976, page 240, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Master Deed establishing a Horizontal Property Regime for The Cloister at St. Henry, Phase IC, of record in Book 6675, page 173, Register's Office for Davidson County, Tennessee, and By-Laws of record at Book 6042, page 650, Register's Office for said County.

2. Sanitary Sewer and/or Storm Easement of record in Book 4191, page 157, Register's Office for said County.

3. Rights of others in and to the common elements.

This is improved property known as 710 Mt. Carmel Place, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 14th day of November, 2005.

Leonora Ikard

By: Robert Ikard, attorney-in-fact
Robert Ikard, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT IKARD**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 14 day of November, 2005.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007