THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 11/16/05 14:22 2 pgs
Fees:13.00 Taxes:536.50
20051116-0138638

ADDRESS NEW OWNER
Curtis Gregory
3911 Dodson Chapel Road, Unit 2
Hermitage, TN 37076

SEND TAX BILLS
OWNER

MAP-PARCEL:
MAP 086-14-0-C PARCEL 002.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Bonnie S. Ward, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Curtis C. Gregory and wife, Jan B. Gregory,** 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:

A certain condominium unit in Davidson County, Tennessee, described as follows, Unit 2 in a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same as of record in Instrument No. 20011005-0108857, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Bonnie S. Ward by Deed of record from Richard A. Nelson, a married person dated March 31, 2003 and recorded April 2, 2003 of record in Instrument No. 20030402-0043046, Register's Office, Davidson County, Tennessee.
This is the same description as in previous deed of record.
The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Villas at Woodhaven as shown as Exhibit A-2, and Master Deed called Woodhaven Condominiums which is one in the same as of record in Instrument No. 20011005-0108857; Master Deed and By-Laws of record in Instrument No. 20011005-0108857 and Charter of record in Instrument No. 20011005-0108856, said Register's Office.
This conveyance is subject to a Storm Water Detention Agreement of record in Instrument No. 20010710-0073194, Register's Office, Davidson County, Tennessee.
This conveyance is subject to any and all easements and minimum building setback lines of record.

This is improved property known as **3911 Dodson Chapel Road, Unit 2 Hermitage, TN 37076.**

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 our hands this 14th day of November, 2005.

Bonnie S. Ward

Bonnie S. Ward

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bonnie S. Ward, unmarried, the bargainor(s) with whom I am personally acquainted (or 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 and official seal this 14th day of November, 2005.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $145,000.00.

Curtis C. Bryson

AFFIANT

Subscribed and sworn to before me this 14th day of November, 2005.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07