THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

file #45

Davidson County DEEDWARR
Recvd: 11/22/05 15:48 2 pgs
Fees:13.00 Taxes:506.90
20051122-0141333

WARRANTY DEED

Address New Owner(s)
Melissa A. Faulkner
3911 Dodson Chapel Rd., #4
Hermitage, TN 37076

Send Tax Bills to: C.F.
World Savings Bank
P.O. Box 659548
San Antonio, TX 78265-9548

Map-Parcel:
Map: 86-14
Group: C
Parcel: 4 CO

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, **David L. Ennis, sole heir to the estate of Albert L. Ennis and David L. Ennis and wife, Nancy L. Ennis** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Melissa A. Faulkner and Donna J. Adwell, joint tenants with right of survivorship**, 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 No. 4 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 #20011005-0108857, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Albert L. Ennis and David L. Ennis and wife, Nancy L. Ennis by deed filed in Instrument No. 20030811-0113983, said Register's Office. The said Albert L. Ennis having since died. David L. Ennis is the sole heir at law of Albert L. Ennis and takes title to this property by the law of descent and distribution as shown on the Affidavit of Heirship filed at Instrument No. 20051122-0141332 **, said Register's Office.**

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, right 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 of the Master Deed call Woodhaven Condominiums, which is one in the same, as 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, said Register's Office.

The above described property is not used as a residence of the grantors.

This is improved property known as: 3911 Dodson Chapel Road, #4, Hermitage, TN 37076

THIS conveyance is made subject to any and all existing easements and restrictions of record and all applicable local government planning, building and zoning regulations.

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 whosoever.

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.

David L. Ennis

Nancy L. Ennis

STATE OF TENNESSEE
COUNTY OF DAVISON

On this 14th day of November, 2005, before me personally appeared David L. Ennis and wife, Nancy L. Ennis, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal.

OLLIE MAI PARSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires NOV. 25, 2006

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $137,000.00.

David L. Ennis
Affiant

Sworn to and subscribed before me
this 14th day of November, 2005.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006