Davidson County DEEDWARR
Recvd: 12/07/05 10:40 2 pgs
Fees:13.00 Taxes:440.30
20051207-0147177

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of December, 2005

Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Thomas Mayo	NEW OWNER	Map 135
516 Flintlcok Court		Group 16-0-B
Nashville, TN 37217		Parcel 57 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

Benjamin M. Ogleton, II and wife, Chandra S. Ogleton

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Thomas Mayo, married

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 Unit No. 57 on the Plan of Woodridge at Nashboro Village - Tract 11 of record in Instrument 20021120-014349, amending Plat Book 4660, Page 157, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Benjamin M. Ogleton, II and Chandra S. Ogleton, husband and wife by deed from Beazer Homes Corp., dba Phillips Builders, of record in Instrument 20041210-0147306, dated November 23, 2004, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20021104-0134724; Instrument 20030610-0080281; Instrument 20050520-0056888; Book 4827, Page 14; Book 5469, Page 840; Book 7751, Page 907; and Instrument 20021106-0136459, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20021120-014349, amending Plat Book 4660, Page 157;
and (3) Easement to Nashville Electric Service of record in Book 4821, Page 111; Overhead Line Easement to Nashville Electric Service of record in Book 4821, Page 105; Golf Cart Easement of record in Book 10110, Page 854; Sanitary Sewer Easement of record in Book 4860, Page 72-75, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 516 Flintlcok Court, Nashville, TN 37217

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 5th day of December, 2005.

Benjamin M. Ogleton, II

Chandra S. Ogleton

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benjamin M. Ogleton, II and Chandra S. Ogleton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the
purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 5th day of December, 2005.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

FILE BOX 45