WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,500.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF January, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

B-AR-05-114

Davidson County DEEDWARR
Recvd: 01/06/06 11:05 2 pgs
Fees:13.00 Taxes:223.85

20060106-0002215

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellen N. Richard	Ellen N Richard (NAME)	
114 Prescott Place (ADDRESS)	805 Legends Glen Court (ADDRESS)	119-10A 114.00 CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Franklin TN 37069 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEVEN C. STRATZ AND WIFE, DENISE E. STRATZ, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELLEN N. RICHARD, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS UNIT NO. 114, PRESCOTT PLACE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, LOCATED ON PRESCOTT PLACE DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF PRESCOTT PLACE CONDOMINIUMS, RECORDED IN PLAT BOOK 6200, PAGE 257, AS AMENDED IN PLAT BOOK 6250, PAGE 537, SAID REGISTER'S OFFICE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 6615, PAGE 743, AS AMENDED IN BOOK 6639, PAGE 416, AND BOOK 6779, PAGE 691, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE APARTMENTS, PROPERTY, CO-OWNERS AND TENANTS OF PRESCOTT PLACE CONDOMINIUMS, CONTAINED IN THE MASTER DEED AND BY-LAWS APPENDED THERETO, RECORDED IN BOOK 6615, PAGE 743, AS AMENDED IN BOOK 6639, PAGE 416, AND BOOK 6779, PAGE 691, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO STEVEN C. STRATZ AND WIFE, DENISE E. STRATZ BY WARRANTY DEED FROM SANDRA M. KELSEY, UNMARRIED, RECORDED ON THE 10TH DAY OF MAY, 2000 IN INSTRUMENT NO. 200005100047400, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 114 Prescott Place, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 5th day of January, 2006.

Steven C. Stratz

Denise E. Stratz

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven C. Stratz and Denise E. Stratz, the within named bargainor, 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 the 5th day of January, 2006.

Notary Public

My Commission Expires: 7-29-06

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903