File #20050267

JIM R. VANDERPOOL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN
MY COMMISSION EXPIRES MAY 14, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 187,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of January, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Lynn Pack	SAME	171-3B-268
(NAME) 601 Old Hickory Blvd. #72	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Melissa A. Waits , unmarried, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Jennifer Lynn Pack, unmarried, 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. 30 on the Plan of Phase Two, Section Seven, Townhomes of Fredericksburg of record in Plat Book 9700, page 957, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Melissa A. Waits an unmarried woman by deed dated May 19, 2000 from Pulte Homes Tennessee Limited Partnership of record as Instrument No. 200005230051469, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of Banbury of record in Book 7798, Page 843, Register's Office for Davidson County, Tennessee; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of Fredericksburg of record in Book 8920, Page 65, as amended in Book 9860, page 840, Register's Office for Davidson County, Tennessee; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of Townhomes of Fredericksburg of record in Book 10126, Page 435, as amended in Book 10224, page 683, as corrected in Book 10294, page 850, as further amended in Instrument No. 200007180070558 and re-recorded in Instrument No. 200507050076596, Register's Office for Davidson County, Tennessee; and subject to all matters shown on the Plan of Phase Two, Section Seven, Townhomes of Fredericksburg of record in Plat Book 9700, Page 957, Register's Office of Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as 601 Old Hickory Blvd. #72, Brentwood, TN 37027
(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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 3rd day of January, 2006.

Melissa A. Waits

Melissa A. Waits

Davidson County DEEDWARR
Recvd: 01/09/06 10:50 2 pg
Fees:13.00 Taxes:691.90

20060109-0002812

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Melissa Waits who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of January, 2006.

Notary Public

My Commission Expires: My Commission Expires May 24, 2009

(SEAL) STATE OF TENNESSEE NOTARY PUBLIC SEITH THOMSON WILLIAMSON COUNTY

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027