Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/25/06 13:43 3 pgs
Fees:18.00 Taxes:166.13
20060125-0009563

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF January 2006

Notary Public

MY COMMISSION EXPIRES: 11/14/09 (AFFIX SEAL)

LAURI A. BEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Hardin Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leanne ~~XXXXXXXXX~~ L. Durm	same	MAP 119-14A
(NAME)	(NAME)	
2929 Selena Dr. #F-95		PARCEL 95
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, CHFS, GUARDIAN & CONSERVATOR FOR NANCY E. ROSE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~XXXXXXXXXXXXXXX~~ Leanne Durm

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:

Being Unit No. 95, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, page 320, said Register's Office.

Being the same property conveyed to Nancy E. Rose by deed dated 10/29/04 from Michael A. Nelson of record in Instrument No. 20041103-0132701, Register's Office for Davidson County, TN. The said CHFS having been appointed guardian and conservator for Nancy E. Rose by order of the Jefferson District Court for the Commonwealth of Kentucky Case No. 05-H-00612-1.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 5200, page 520, said Register's Office.

Subject to limitations and conditions imposed by the "Horizontal Property Act" as set out in Section 64-2701, et seq of the Tennessee Code Annotated and the terms, provisions, covenants, conditions, and restrictions and rights established by and contained in the Master Deed and ByLaws for Kingswood, as

CONTINUED

unimproved ( )
This is improved (X) property, known as 2929 Selena Drive, F-95, Nashville, TN 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 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 my hand this 17th day of January, 2006

CHFS, GUARDIAN & CONSERVATOR FOR NANCY E. ROSE

By:
Stacy Sowell, SSCII

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission expires _____

Notary Public

STATE OF ~~TENNESSEE~~ KENTUCKY
COUNTY OF ~~DAVIDSON~~ xx

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Stacy Sowell and _____ with whom I am personally acquainted and who upon her/his oath(s) acknowledged ~~himself/herself~~ Herself to be the SSCII and _____ respectively of the CHFS the within named bargainor, and corporation, and that he as such SSCII and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Stacy Sowell as such SSCII, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at ~~Nashville, TN 37211~~ KY on this the 17th day of January 2006.

My commission expires 9/17/08

Notary Public

CARROLL HILL NOTARY PUBLIC STATE AT LARGE KY

LEGAL DESCRIPTION CONTINUATION

amended, recorded in Book 6058, page 320, said Register's Office.

Taxes for the year 2006 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.