WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/01/06 10:30 2 pgs
Fees:13.00 Taxes:1415.25

20060201-0012405

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $382,500.00

Affiant

Subscribed and sworn to me on January 31, 2006.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires
May 28, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21431SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Sheila L. Hale Leah H. Ray 6625 Christiansted Lane Nashville, TN 37027	Same as new owner B.I	172-10-B-7

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Angelisa M. Loftin, an unmarried woman, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Sheila L. Hale, an unmarried person and Leah H. Ray, an unmarried person, as tenants in common with right of survivorship, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Final Plat of Christiansted Valley, Phase 1, of record as Instrument Nos. 20000215-0015149 and 20000215-0015150, as revised by Instrument No. 20010209-0013852 in the Register's Office for Davidson County, Tennessee, to which plates reference is made for a more complete and accurate description.

Being the same property conveyed to Angelisa M. Loftin by Deed from Pete Harris, d/b/a Harris Homes, of record as Instrument No. 20011130-0131850 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plat of record as Instrument Nos. 20000215-0015149 and 20000215-0015150, as revised by Instrument No. 20010209-0013852 in the Register's Office for Davidson County, Tennessee.
4. Matters shown on plat of record as Instrument Nos. 20000215-0015149 and 20000215-0015150, as revised by Instrument No. 20010209-0013852 in the Register's Office for Davidson County, Tennessee.

5. Stormwater Detention Agreement of record in Book 11628, page 8, in said Register's Office.
6. Charter of Christiansted Valley Homeowners' Association of record as Instrument Nos. 19991221-0305560 and 19991221-0305561 in said Register's Office.
7. Plat revising Open Space of record as Instrument No. 2002090-40106659 in said Register's Office.
8. Conveyance of Common Areas to Homeowners' Association of record as Instrument No. 20020916-0112445 in said Register's Office.
9. Conveyance of Open Space to Homeowners' Association by Quitclaim Deed of record as Instrument No. 20050516-0054926 in said Register's Office.
10. Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record as Instrument No. 20041015-0124195 in said Register's Office.
11. Subject to the rights of others in and to the common areas.
12. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

This property is also known as improved property located at 6625 Christiansted Lane, Nashville, TN 37027.

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 do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do 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 on January 31, 2006.

Angelisa M. Loftin

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On January 31, 2006, before me personally appeared Angelisa M. Loftin and to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same as his/her free act and deed.

Witness my hand and official seal on January 31, 2006.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 28, 2006
STATE OF TENNESSEE