WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/02/06 12:19 2 pgs
Fees:13.00 Taxes:283.05

20060202-0012970

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 76,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF January 2006

NOTARY PUBLIC Notary Public

MY COMMISSION EXPIRES: November 24, 2007

AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY

Title Escrow of Brentwood, Inc, 5111 Maryland Way, Ste 205, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne A. Davidson (NAME)	Bank of America (NAME)	MAP 136-03-A
3880 Priest Lake Dr. #38 (ADDRESS)	P.O. Box 1675 (ADDRESS)	PARCEL 122.00 CO
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Coraopolis, PA 15108 (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, Rodger W. Weller* and wife, Sherrie Weller

* a/k/a Rodger D. Weller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne A. Davidson, 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:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 38, Building 16, in a Horizontal Property Regime as shown on the condominium site plan of Priest Lake Park Condominium Townhouse, Phase I Condominiums, as of record in Plat Book 4460, Page 79, Revised in Plat Book 4460, Page 88, in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Rodger D. Weller and wife, Sherrie Weller by deed from Jacquelyn S. Harigan, unmarried, of record in Instr. No. 20040331-0035826, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to 2006 taxes, prorated and assumed by the Grantee. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and

CONTINUED

unimproved ( )
This is improved (X) property, known as 3880 Priest Lake Drive #38, Nashville, TN 37217
(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 our hand & this day of

Rodger W. Weller

Sherrie Weller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rodger W. Weller and wife, Sherrie Weller

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

Commission expires November 24, 2007

Notary Public

AMY R. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Priest Lake Park Condominium Townhouses, Phase I Condomiun, as of record in Plat Book 4460, Page 79, revised in Plat Book 4460, Page 88, and Master Deed of record in Book 4651, Page 412, amended in Book 4943, Page 692, Book 5189, Page 671, and Instr. No. 20050817-0097909, Charter of record in Book 4944, Page 115, and Rules and Regulations of record in Book 7679, Page 173, Book 9927, Page 75, Instr. No. 20011025-0116633, and Insrt. No. 20050621-0071262, said Register's Office. Subject to Homeowners Association fees, if any. Subject to the rights and claims of parties in possession and to any leases not of record.