WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,900.00

Julie A. Bentley
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF January, 2006.

(Affix Seal)

Notary Public

My Commission Expires: _____

DOLORES F. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007

21329

Davidson County DEEDWARR
Recvd: 02/08/06 10:26 2 pgs
Fees:13.00 Taxes:325.23

20060208-0015527

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael Garet Bleddynn	To New Owner	Map and Parcel 136100A02100 CO
104 Lake Forest Court		
Nashville, Tennessee 37217		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES C. KARNES, JR., a married person, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto MICHAEL GARET BLEDDYNN, an unmarried person, hereinafter called the GRANTEE(S), his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being a certain condominium apartment described as follow: Unit 6A, Lot No. 6 in a Horizontal Property Regime as shown on the condominium site plan, Section 2, Priest Lake Forest of record in Plat Book 5800, page 157, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James C. Karnes, Jr. by warranty deed from Richard E. Potter of record in Book 10703, page 577, Register's Office for Williamson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2006 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 136100A02100 CO.
b. All matters appearing on the condominium site plan, Section 2, Priest Lake Forest, of record in Plat Book 5800, page 157, Register's Office for Davidson County, Tennessee.
c. Master Deed of Priest Lake Forest Condominiums of record in Book 6021, page 101, Register's Office for Davidson County, Tennessee.
d. Master Deed Establishing the Horizontal Property Regime of Priest Lake Forest Condominiums Phase I of record in Book 5931, page 645, as amended in Book 6199, page 270, Register's Office for Davidson County, Tennessee.
e. All terms, provision and conditions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated.
g. Priest Lake Forest Condominiums Phase II declaration of covenants, conditions and restrictions of record in Book 6021, page 107, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 104 Priest Lake Forest Court, Nashville, Tennessee 37217 .

FAIRY B. KARNES, WIFE OF JAMES C. KARNES, JR., HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST SHE MAY HAVE IN AND TO THE SUBJECT PROPERTY BY REASON OF HIS MARTIAL STATUS, OR OTHERWISE.

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), his heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his 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 30th day of January, 2006:

James C. Karnes, Jr.

Fairy B. Karnes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named JAMES C. KARNES, JR. AND WIFE, FAIRY B. KARNES, 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 Franklin, Tennessee, this 30th day of January, 2006.

Notary Public

My Commission Expires: 12-13-2008

LAURIE M. HART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY