Davidson County DEEDWARR
Recvd: 02/23/06 14:13 2 pgs
Fees:13.00 Taxes:323.38

20060223-0021346

WARRANTY DEED

ET-06-0137

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,400.00

Sally Gatlin
Affiant

Subscribed and sworn to before me, this 31st DAY OF January, 2006.

Beverly J. Rudy
Notary Public

MY COMMISSION EXPIRES: 09-16-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sally Gatlin, unmarried	First Franklin adivision of	
(NAME)	(NAME)	
501 Chandler Place, Unit 501	320 Seven Springs Way, Suite 200	086-06-0-A-501.00CO
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES H. SIKES AND WIFE, CLARA R. SIKES, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SALLY GATLIN, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Doing certain condominium apartments in Davidson County, Tennessee, being Unit No. 501 on the Plan of condominium Site of Steeplechase Condominiums as of record in Book 6816, Page 483, as amended inBook 7390, Page 1, Register's Office for said County.

Being the same property conveyed to James H. Sikes and wife, Clara R. Sikes, by deed from First Tennessee Bank National Association dated September 6, 1990 as of record in Book 8194, Page 311, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, buliding restrictions, setback lines, if any, easemsents and rights of way for public utilities applicable to this property and as set forth by Master Deed for Steeplechase Condominiums as of record in Book 6816, Page 483 Book 7390, Page 1, and by Instrument #20051216-0151253; subject to By-Laws of record in Book 6816, Page 519 and Charter of record in book 6816, Page 534, said Register's Office.

unimproved ( )
This is improved (X) property, known as 501 Chandler Place, Unit 501, Hermitage, Tennessee 37076
(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/our hand(s) this 31st day of January, 2006.

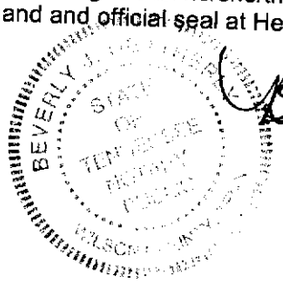
James H. Sikes

Clara R. Sikes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named James H. Sikes and Clara R. Sikes, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 31st day of January, 2006.

My Commission Expires: 09-16-09



Beverly J. Heathly
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 31st day of January, 2006.

My Commission Expires _____

_____
Notary Public

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW