03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Subscribed and sworn to before me, this 17th day of February, 2006.

Notary Public
My commission expires: 11/22/08

Deborah K. Devine State of Tennessee Notary Public Davidson County

03-0601-33342

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
John Chleborad	Wells Fargo Bank N.A.	103-08-0-A-029.00CO
4425 Westlawn Drive, Unit B-201	203 W. 3rd Street	
Nashville, TN 37209	Davenport, IA 52801-0000	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lindsay Dugger**, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **John Chleborad**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit B-201, on the Plan of Westlawn Green Condominiums, of record in Plat Book 5200, Pages 20-24, and as shown in the Master Deed of record in Book 5238, Page 863, amended in Book 5266, Page 22, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lindsay Dugger by deed from Kevin D. Hanscomb, unmarried, dated 12-31-03, of record in Instrument No. 20040106-0002014, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4425 Westlawn Drive, Unit B-201, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 02/28/06 15:57 2 pgs
Fees:13.00 Taxes:462.50
20060228-0023217

WITNESS my hand this 17th day of February, 2006.

Lindsay Dugger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lindsay Dugger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 17th day of February, 2006.

Notary Public
State of Tennessee at Large

My Commission expires: 11/2 2008

