RECORD AND RETURN TO:
CLOSING & TITLE SERVICES, INC.
533 RIVERGATE PARKWAY
GOODLETTSVILLE, TN 37072

This Instrument Prepared By:
Rebecca T. Garland
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 04/17/06 15:43 3 pgs
Fees:18.00 Taxes:420.51
20060417-0043587

ADDRESS NEW OWNER:
Michael D. Ashcraft
2055 Nashboro Boulevard
Nashville, Tennessee 37217

SEND TAX BILL TO:
~~/Mortgagee~~
LEADER MORTGAGE LLC
2021 RICHARD JONES ROAD
NASHVILLE, TN 37215

MAP	135-12
GROUP	A
PARCEL	27.00

68.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum 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, **Paul J. Rauhut and wife, Doris G. Rauhut,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do hereby transfer and convey unto **Michael D. Ashcraft and Sharon L. Troxel;*** 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:

*as joint tenants with rights of survivorship

All that tract or parcel of land lying and being in the 2nd Civil District of Davidson County, Tennessee. Said interest being Unit 2055 of Nashboro Village Twelve (12) Condominium, and Garage Unit No. 2055 G of said condominium, as shown on Master Plot Plan for Nashboro Village Twelve (12) Condominium, Prepared by Miller, Wihry & Lee, Inc., Landscape Architects & Engineers, dated November 1, 1973, and recorded in Plat Book 4675, page 121, Register's Office for Davidson County, Tennessee; together with all right, title and interest relating to said Unit as prescribed and set forth in the Master Deed for Nashboro Village Twelve (12) Condominium, recorded in Deed Book 4827, page 30, aforesaid recorded on June 20, 1974, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, and undivided 2.28% interest in the Common Elements of the Nashboro Village Twelve (12) Condominium.

Being the same property conveyed to Paul J. Rauhut and wife, Doris G. Rauhut by deed from Robert G. Knothe and wife, Carol A. Knothe of record in Instrument no. 20030307-0030639, Register's Office for Davidson County, Tennessee.

Doris G. Rauhut executed this instrument as attorney in fact for Paul J. Rauhut pursuant to specific Limited Power of Attorney, of record in Inst. No. 20060417-0043586, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **2055 Nashboro Boulevard, Nashville, Tennessee 37217.**

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, have 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, and 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 this the **12th** day of **April, 2006.**

Paul J. Rauhut, by Doris G. Rauhut, as attorney-in-fact ATF

Doris G. Rauhut, Individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Doris G. Rauhut**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the attorney in fact for **Paul J. Rauhut**, a bargainor, and that as said attorney in fact she executed the within Warranty Deed by signing the name of **Paul J. Rauhut** as his free act and deed.

WITNESS my hand and official seal this 12th day of April, 2006.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Doris G. Rauhut**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 12th day of April, 2006.

~~Rebecca T. Garland~~
NOTARY PUBLIC

My Commission Expires: ~~5/23/2009~~ 2-10-08

LARRY D. C... NOTARY PUBLIC AT LARGE CHEATHAM COUNTY

My Commission Expires FEB ... 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $113,650.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of April, 2006.

NOTARY PUBLIC

My Commission Expires: 2-10-08

NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008