Davidson County DEEDWARR
Recvd: 04/27/06 09:46 2 pgs
Fees:13.00 Taxes:499.50

20060427-0048094

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$135,000.00 Eugene Batsuk
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF April, 2006.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-31-07
(AFFIX SEAL)

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eugene Batsuk 5845 Nolensville Pike Unit 101 Nashville, TN 37211	Countrywide Home Loan P. O. Box 921206 Fort Worth TX 76161	Map 161 16A Parcel 1 CO

For and in 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,

Danny Brazell and wife Beverly Brazzell

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Eugene Batsuk

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Williamson County, state of Tennessee, described as follows: To wit:

Land in Davidson County, Tennessee, being Unit No. 1 (one) on the plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; Instrument No. 20040317-0030572; Instrument No. 20040713-0083179; Instrument No. 20040720-0086706; Instrument No. 20040720-0086707, which was amended in Instrument No. 20040720-0086706, Surveyors Certificate of Correction and all recorded in the Register's Of Deed Office in and for Davidson County, Tennessee.

The Property address is known as Unit 101, 5845 Nolensville Pike, Nashville, Tennessee 37211, which is one in the same as Unit 1 or Lot 1, Townhomes of Shadow Glen, as shown on plat of record in Instrument No. 20040720-0086706, Register's Office in and for Davidson County, Tennessee..

Charter of The Townhouses of Shadow Glen Homeowners' Association, Inc., of record as Instrument 20040316-0029917, Register's Office for Davidson County, Tennessee.

Conveyance of Common Areas from Beazer Homes Corp., a Tennessee Corporation to The Townhomes of Shadow Glen Homeowners' Association, Inc., a Tennessee non-profit corporation by Quitclaim Deed of record as Instrument No. 20040325-0033972, Instrument No. 20041105-0133514; Instrument No. 20041105-0133515, Instrument No. 20050127-0010261, Instrument No. 20050322-0031389, Instrument No. 20050429-0048090, Instrument No. 20051012-0123003, Instrument No. 20051114-0137526, Instrument No. 20060105-0001844, all in the Register's Office for Davidson County, Tennessee.

Any and all restrictions, conditions, and easements of record.

Being the same property conveyed to Danny Brazzell, a married man and Beverly Brazzell, his wife, by deed dated September 29th 2004 from Beazer Home Corp., DBA Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20041008-0121912, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1) 2006 taxes and subsequent years.

This is unimproved property known as: 5845 Nolensville Pike #101, Nashville, TN 37211
(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 hand(s) this 20th day of April, 2006.

Danny Brazell

Beverly Brazzell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Danny Brazell and wife Beverly Brazzell, with whom I am personally acquainted, (or who 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, at office, this 20th day of April, 2006.

NOTARY PUBLIC

My Commission Expires: 3-31-07

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027