Davidson County DEEDWARR
Recvd: 05/09/06 14:38 2 pgs
Fees:13.00 Taxes:488.40

20060509-0054435

RETURN TO:
TRI STAR TITLE & ESCROW, LLC
279 ROBERT ROSE DRIVE, STE B
MURFREESBORO, TN 37129

Prepared by:

Realty Title & Escrow Company, Inc.

5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF Tennessee

COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $132,000.00

Affiant

Subscribed and sworn to before me, this 4th day of May, 2006.

Notary Public
My commission expires: 6-21-09

RHONDA D. MELTON NOTARY PUBLIC My Comm. Expires June 21, 2009 AT LARGE RUTHERFORD COUNTY, TN

02-0604-44756

Address of New Owner:	Send Tax Bills to:	Tax Information
Stephen Slattery 1515 Bridgecrest Drive #304 Antioch TN 37013	New Owner	149-15-0-B-051.00CO

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, Robert A. Pergler and wife, Patricia T. Pergler, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Stephen Slattery, 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 Lot No. 304, on the Plan of Cambridge Forest Townhomes, of record in Instrument No. 20040224-0020906 Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to The Craig Company, Inc. by quitclaim deed from Craig Investment Group, LP, dated October 27, 2003, of record in Instrument No. 20031106-0163363, Register's Office for Davidson County, Tennessee, and by quitclaim deed of record in Instrument No. 20041116-0137620, said Register's Office.

Further being the same property conveyed to Robert A. Pergler and wife, Patricia T. Pergler by deed from The Craig Company, a Tennessee corporation, dated October 29, 2004, of record in Instrument No. 20041116-0137622, 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 1515 Bridgecrest Drive #304, Antioch, TN 37013

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.

WITNESS my hand this 4 day of May, 2006.

Robert A. Pergler

Patricia T. Pergler

STATE OF California

COUNTY OF Ventura

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

Witness my hand in Simi Valley, CA, this 4 day of May, 2006.

RICHARD STIMPERT
Comm. #1571458
NOTARY PUBLIC-CALIFORNIA
Ventura County
My Comm. Expires Apr. 21, 2009

Notary

My Commission expires 21 Apr 2009