THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25374-04-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $202,000.00. Affiant Subscribed and sworn to before me this 11th day of May, 2006. Notary Public My Commission Expires:

DONALD E. KNIFFEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

WARRANTY DEED

Address New Owner: Sarah E. Bachus 2112 Blair Blvd, #2 Nashville, TN 37212	**Send Tax Bills To:** SunTrust Mortgage, Inc. 201 2nd Ave. N/7th Fl Nashville, TN 37219	**Tax Information:** Map No.104.15-0B Parcel No. 002.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Susan Krauser**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah E. Bachus, a single female** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2112 Blair Blvd, #2, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of May, 2006.

Susan Krauser

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Susan Krauser**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of May, 2006.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 05/12/06 13:51 2 pgs
Fees:13.00 Taxes:747.40

20060512-0056138

DONALD E. KNIFFEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Winchester Condominiums, of record in Plat Book 6200, page 555, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Winchester Condominiums, a horizontal property regime established by Master Deed of record in Book 7088, page 131, said Register's Office.

Being the same property conveyed to Susan Krauser by Deed dated September 29, 2000 from John J. Nestor and Christine W. Nestor of record in Instrument No. 20001012-0101228, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Winchester Place Condominiums Homeowner's Association of record in Book 11658, page 928, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Winchester Condominiums, of record in Book 7088, page 131, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 6200, page 555, Register's Office for Davidson County, Tennessee.