BOX 5

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/24/06 11:39 2 pgs
Fees:13.00 Taxes:280.83

20060524-0060967

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,900.00

Denise R. Hess
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 05/23/06

J. WAYNE THOMAS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES:

My Commission Expires NOV. 14, 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Real Estate Loan Services (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Denise R. Hess et al. (NAME)	SAME (NAME)	**161-5-0-A-18.00 C0**
719 Ashlawn Place (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211 (CITY/STATE/ZIP)	(CITY/STATE/ZIP)	

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, I,

Joshua P. Brummett, a single man

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Denise R. Hess, and Melinda K. Evans, as tenants in common**

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:

Situated in Davidson County, Tennessee, being Unit No. A-19 as shown on Exhibit A-2 of the Master Deed Establishing Ashlawn Place Condominiums of record in Book 6607, page 596, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Joshua P. Brummett, a single man by Warranty Deed from William H. Ragan, II and wife, Charlotte J. Ragan, Instrument No. 20050127-0009871, dated January 24, 2005, recorded January 27, 2005, in the Register's Office of Davidson County, Tennessee.

Subject to the following: easements, setback lines, restrictions and other matters noted on the above referenced Master Deed at Book 6607, page 596, Register's Office for Davidson County, Tennessee, and otherwise of record; zoning regulations for the appropriate governmental authority, and to rights for public utilities and public rights of way, and to matters which would be disclosed by an accurate survey; county property taxes were prorated as of date of deed and assumed by Grantees.

This is unimproved ( )
improved (X) property, known as **719 Ashlawn Place** (House Number/Street) **Nashville** (City/Town) **TN** (State) **37211** (Postal Code)

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 this 23rd day of May, 2006.

JOSHUA P. BRUMMETT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joshua P. Brummett, a single man,** the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Brentwood**, **TN**, this **05/23/06**.

Notary Public

Commission Expires: _____

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

JPB