Davidson County DEEDWARR
Recvd: 06/19/06 10:58 2 pgs
Fees:13.00 Taxes:847.30

20060619-0072608

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $229,000.00

Affiant

Subscribed and sworn to before me, this 15 day of June 2006.

Notary Public
My commission expires: 7-29-06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Arthur Frank Fegan	New Owner	128-120A-01800
320 Old Hickory Blvd. #408		
Nashville TN 37221-0000		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Robin E. Haynes, an unmarried person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Arthur Frank Fegan, an unmarried person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 18, Building No. 4 on the Plan of Section 2 Phase 1A Eagle Ridge at the Reserve Condominiums, A Horizontal Property Regime, created under Title 66 Section 27-101, et seq. as amended, Tennessee Code Annotated and as established by a Master Deed and By-Laws of record in Instrument No. 20011011-0110875 as Supplemented and Amended by Supplement and Amendment No. 1 to the Master Deed of record in Instrument No. 20020215-0020370 Register's Office for Davidson County, Tennessee together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit A to the Master Deed of record in aforementioned, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Robin E. Haynes by deed from Eagle Ridge at the Reserve, LLC of record in Instrument No. 20020319-0034055 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2006 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 200101160004521 and amended in Book 200110110110875 and further amended Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Eagle Ridge at the Reserve Condominiums and recorded in Instrument No. 200101160004521 and

amended in Book 200110110110875 and further amended Register's Office for said county. 3) Charter of Eagle Ridge at the Reserve Homeowner's Association of record in Instrument No. 200101120003836 and amended in Instrument No. 200101120003839

This property is improved property known as 320 Old Hickory Blvd. #408, Nashville, Tennessee 37221-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 15th day of June, 2006.

Robin E. Haynes

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 Robin E. Haynes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of June, 2006.

Notary Public

My Commission expires: 4/2/07

FILE NO: 05272

Amy Cross Nance
State of Tennessee
Notary