WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$28,000.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **22ND DAY OF JUNE, 2006.**

NOTARY PUBLIC

MY COMMISION EXPIRES 03-03-2010
(AFFIX SEAL)

T. GARRISON STATE OF TENNESSEE NOTARY PUBLIC EXPIRES MARCH 03, 2010 ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	***Send Tax Bills To:***	Map and Parcel Number:
Samuel Onate	**Samuel Onate**	43.10-0A-
555 N. Dupont Avenue	1511 Montecello Ave	17.00 CO
Madison, TN 37115	Madison TN 37115	

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,

N. Douglas Pincock,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Samuel Onate, a married man,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2006 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

Davidson County DEEDWARR
Recvd: 06/27/06 13:08 3 pgs
Fees:18.00 Taxes:103.60
20060627-0076760

All matters on the Plan of Record in Plat Book 5200, page 179, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

Master Deed and By-Laws of record in Book 5462, page 614, Book 8014, page 416, and Book 10895, page 319, said Register's Office.

Storm Water Detention Agreement of record in Book 6160, page 607, said Register's Office.

(X) Improved
This ( ) Unimproved property is known as: **555 N. Dupont Avenue Madison, TN 37115**

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 not 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 ever 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 **22nd** day of **June, 2006**.

N. Douglas Pincock

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **N. Douglas Pincock**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison TN

This 22nd day of June, 2006.

Notary Public

My Commission Expires: _____

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
EXPIRES MARCH 03, 2010
ROBERTSON COUNTY

Exhibit "A"

BEING Unit No. A-303 (A-21) in the Horizontal Property Regime, which is located on the Plat of Madison Park, of record in Book 5200, pages 179-182, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to N. Douglas Pincock, an unmarried man, by Warranty Deed from Ed M. Phillips and wife, Donna J. Phillips, dated 05/20/96 and filed for record 05/29/96 in Book 10063, page 893, Register's Office for Davidson County, Tennessee.