File 20074

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44721

Davidson County DEEDWARR
Recvd: 07/05/06 12:12 2 pgs
Fees:13.00 Taxes:2218.15
20060705-0080116

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$599,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS THE~~
30th day of June, 2006

Notary Public

MY COMMISSION EXPIRES: 7/29/2008

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terri L. Hines	Bank of America, N.A.	117-7-R-1
2855 Wellesley Trace	21000 NW Evergreen Pkwy	
Nashville, TN, ~~37204~~ 37215	Hillsboro, OR 97124-7121	

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/WE,

Golf Club Partners

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

Terri L. Hines, unmarried

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:

Land in Davidson County, Tennessee, being Unit A on Exhibit A to the Master Deed establishing Wellesley Trace Condominium, of record as Instrument No.: 20060508-0053727, Register's Office for Davidson County, Tennessee which Unit has a street address of 2855 Wellesley Trace, Nashville, Tennessee 37215 and subject to all terms and conditions of said Master Deed and By-Laws.

Being part of the same property conveyed to Golf Club Partners by Warranty Deed from Tyler R. Koon, married, of record in Instrument No.: 20020715-0084947, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 2855 Wellesley Trace, Nashville, TN ~~37204~~ 37215

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/our hand(s) this 30th day of June, 2006

Golf Club Partners

BY: _____, Partner
James Newsom, Partner

BY: _____
Frank Bryant, Partner

BY: Adam Epstein by _____ atty-in-fact
Adam Epstein, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared James Newsom, Frank Bryant, and Adam Epstein, with whom I am personally acquainted and who upon oath(s) acknowledged themselves to be Partners of Golf Club Partners, the within named bargainor, and partnership, and that as such Partners being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership, by the said James Newsom, Frank Bryant and Adam Epstein, as such Partners.

Witness my hand and official seal at this office at Nashville, Tennessee on this the ___ day of July, 2006.

_____
Notary Public

My commission expires: 7/29/2006

ANN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

State of Tennessee
County of Davidson

On this the 3rd day of July, 2006, personally appeared James Newsom to me known to be the person who executed the foregoing instrument on behalf of Adam Epstein as Attorney in Fact, and acknowledged that James Newsom executed the same as the free act and deed of the said Adam Epstein.

Witness my hand and official seal this 3rd day of July, 2006.

ANN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

_____
Notary Public

My Commission Expires: 7/29/2006