THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03218

Davidson County DEEDWARR
Recvd: 08/02/06 09:39 2 pgs
Fees:13.00 Taxes:1239.50
20060802-0093776

Property Address:
2600 Hillsboro Pike #131, Nashville, TN 37212 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Steven Scott Nagy**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Dessa Lyn Fejta** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Unit 131 and Garage G 83, on the Plan of The Enclave at Hillsboro Village Condominiums, as established under Master Deed of record in Instrument 20051005-0119789 as amended in Instrument 20060210-0016562, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a special warranty deed from Nashville Enclave, L.P. (f/k/a Nashville Enclave Apartments, L.P.), dated June 27, 2006, and recorded July 11, 2006, in the Register's Office for Davidson County, Tennessee, Instrument Number 200607110083113.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 28th day of July, 2006.

Steven Scott Nagy {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 28th day of July, 2006, before me, the undersigned officer, personally appeared Steven Scott Nagy, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

Notary Public

My Commission expires: 1-27-07

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $335,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 28th of July, 2006.

Notary Public

My Commission expires: 1-27-07

Name of Owner and Property Address:
Dessa Lyn Fejta

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

Person Or Entity Responsible For Payment Of Taxes:
Dessa Lyn Fejta
2600 Hillsboro Pike
Nashville TN. 37212

Tax Parcel ID#: 117-03-0-H-131.00-CO

BEING the same property conveyed to Steven Scott Nagy by Special Warranty Deed from Nashville Enclave, L.P. (f/k/a Nashville Enclave Apartments, L.P.), dated 06/27/06, recorded 07/11/06, as Document No. 200607110083113, Davidson County, Tennessee.