THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

RETURN TO:
Buyers Title & Escrow
5210 Maryland Way, St 210
Brentwood, TN 37027

Address New Owners:
Grant Dickey
519 Swiss Avenue, Unit 29
Nashville, TN 37211

Send Tax Bills To:
NEW OWNER

Map-Parcel Nos.
161-15-OB-029.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $147,690.00.

Affiant

Subscribed and sworn to before me this 7th day of July, 2006.

Notary Public
My Commission Expires: 08/03/09

MARIE WASSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 08/04/06 14:04 2 pgs
Fees:13.00 Taxes:546.45

20060804-0095852

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **J2K Builders** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Grant Dickey and Jamie Heinrich** (herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

Being Unit No. 29 on the Plan of RoseMonte, Phase 1, of record in the Master Deed recorded as Instrument No. 20051117-0138877, Register's Office for Davidson County, to which reference is made for a more complete description.

Being a portion of the property conveyed to J2K Builders, LLC., by Quitclaim Deed from Affordable Housing Resources, Inc. of record in Instrument No. 20060127-0010490, dated 11/23/05, Register's Office for Davidson County; being a portion of the property conveyed to Affordable Housing Resources, Inc. by Quitclaim Deed from J2K Builders, LLC. of record in Instrument No. 20041027-0128903, dated 10/26/04, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to property taxes for the year 2006 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: Taxes for the year 2006 and following, a lien not yet due and payable. 2005 taxes paid in the amount of $234.50. All matters as set forth per Plat of record in Inst. No. 20051117-0138877, Register's Office for Davidson County. Master Deed and By-Laws of record in Instrument No. 20051117-0138877, Register's Office for Davidson County. HOA Charter of record in Instrument No. 20051122-0141352, said Register's Office. Transmission line easement of record in Book 2400, page 596, said Register's Office. Easement set forth in an instrument of record in Book 4730, page 607, said Register's Office.

THIS IS **Improved** PROPERTY KNOWN AS 519 Swiss Avenue, Unit 29, Nashville, TN 37211

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

Witness **our hands** this.

J2K Builders

By: _____

,

Attest: _____

,

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jim McLean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Chief Manager of the J2k Builders, a corporation, and that he/she as such Chief Manager by signing the name of the corporation by himself/herself as Chief Manager.

Witness my hand and seal at Antioch, Tennessee, this 7 day of July, 2006.

Commission expires:

11/24/07

_____
Notary Public

ROGER SPROCHI
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TN