Davidson County DEEDWARR
Recvd: 08/21/06 11:05 2 pgs
Fees:13.00 Taxes:1333.85

20060821-0102778

WARRANTY DEED

G-VRE-06-231

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 360,300.00

Affiant

Subscribed and sworn to before me this 11th DAY OF Aug., 2006

Notary Public

MY COMMISSION EXPIRES: 3-28-2010
(AFFIX SEAL)

GAIL P. LUTTRELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald ~~Buckeybough~~ Rickenbaugh	SAME AS NEW OWNER	117030H23100CO
2600 Hillsboro Pike,#231 (ADDRESS)	(NAME)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LYNORA MCPETERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ~~DONALD BUCKEYBOUGH~~ Donald E. Rickenbaugh and wife, Mary K. Rickenbaugh, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

See Attached Exhibit "A"

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2600 Hillsboro Pike,#231, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this ~~day of~~ 11th day of August, 2006

Lynora McPeters

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lynora McPeters, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of August, 2006

Notary Public

My Commission Expires:

(SEAL)

SARA MONFORTE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 26, 2008

EXHIBIT "A"

Unit 231, and Garage 46, 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, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Lynora McPeters, unmarried by deed from Nashville Enclave, L.P. of record in Document Number 20060508-0053418, Register's Office for Davidson County, Tennessee.