Davidson County DEEDWARR
Recvd: 09/05/06 13:47 3 pgs
Fees:18.00 Taxes:316.35
20060905-0109316

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 31st day of August, 2006, by and between NANCY S. MANN, UNMARRIED, hereinafter called Grantor, and VICKIE STEWART, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, NANCY S. MANN, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto VICKIE STEWART, UNMARRIED, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 941 PATIO DRIVE, NASHVILLE, TN 37214.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the Grantor on the day and year first above written.

SELLER:

Nancy S. Mann

NANCY S. MANN
Signature of Seller

_____

Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, NANCY S. MANN, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, **TENNESSEE, this** 31 **day of August, 2006.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

VICKIE STEWART

941 PATIO DRIVE
NASHVILLE, TN 37214

Property Address:

941 PATIO DRIVE, NASHVILLE, TN 37214
Person Responsible for Taxes:

New South Federal Savings Bank
210 Automation Way
Birmingham, AL 35210

Map & Parcel #: MAP 108-3-O-A, PARCEL 36 CO

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF DAVIDSON :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **85500** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Vickie Stewart
Affiant

Sworn to and subscribed before me, a Notary Public, this 31 day of **August, 2006.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 06-7881

EXHIBIT 'A'

A certain condominium Unit and Lot in Davidson County, Tennessee, described as follows: Lot No. 22, Unit No. 36 in a Horizontal Property Regime as shown on the Condominium Site Plan of Phase II of Section 3, Patio Villa, as os record in Book 5200, Page 495, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nancy S. Mann, by Special Warranty Deed from United Companies Lending Corporation, of record in Instrument Number 200003020020714, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 108-3-O-A, PARCEL 36 CO).

2. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

3. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed and the By-Laws of Patio Villa Condominiums appended thereto, of record in Book 5970, page 829; re-recorded in Book 6014, Page 978, as amended in Book 6406, Page 799, Register's Office for DAVIDSON County, Tennessee.

4. Rules and Regulations of Patio villa Condominium Association of record in Book 6031, page 493, said Register's Office.

5. Avigation Easement and Contract, of record in Book 9570, page 805, Register's Office for DAVIDSON County, Tennessee.

6. All matters as set forth on the Plan of record in Plat Book 5200, Page 495, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.