#600689

File Box 30

WARRANTY DEED

G-WC-06-204

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,500.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF October, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

Prepared By:

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marshall Fant	New Owner	Map93-5-2-A
222 Polk Avenue, Unit 204 (ADDRESS)	23135 Newland Road (NAME) (ADDRESS)	Parcel 109 CO
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Wilsonville, OR 97070 (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 WATAUGA CONDOMINIUMS, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARSHALL FANT AND WIFE, CANDACE FANT, 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:

Being Unit Number 204 on the Plan of Watauga Condominiums (formerly known as Polk Manor Condominium), created under Title 66, Chapter 27, Section 101 et seq., as amended in Tennessee Code Annotated, and as established by Master Deed of Record in Book 6339, page 281, and amended in Book 6697, page 889, and amended and restated in Instrument Number 20061025-0132105, Register's Office for Davidson County, Tennessee, together with an undivided percentage in the Common Elements appurtenant to said units, as set forth in the Master Deed and Bylaws, for a more complete identification and description of said units.

Being a portion of the same property conveyed to Watauga Condominiums, Inc., a Tennessee Corporation by Deed of record in Instrument number 20061023-0131271; said Register's Office. Also, being a part of the same property conveyed to 139 Partners, a Tennessee General Partnership comprised of Aaron White and Hunter Connelly as to a 1/3 undivided interest and JEM Nashville Properties, LLC as to an undivided 2/3 undivided interest by Deed of record in Instrument Number 20040727-0089786, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 222 Polk Avenue, Unit 204, Nashville, Tennessee 37203
(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 31st day of October, 2006.

Watauga Condominiums, Inc.

BY: A White
Aaron White, President

Davidson County DEEDWARR
Recvd: 11/03/06 10:26 2 pgs
Fees:13.00 Taxes:516.15

20061103-0136756

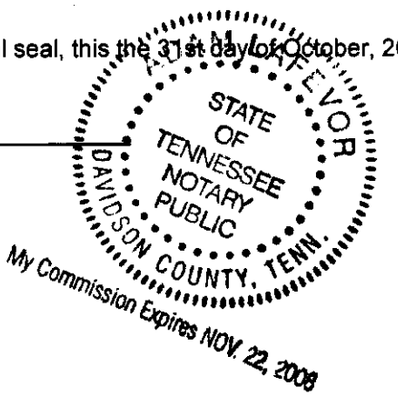
STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of October, 2006, before me personally appeared Aaron White, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of Watauga Condominiums, Inc., the within named bargainor, a corporation, and that he/she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of October, 2006.

Notary Public

My Commission Expires:



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903