Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/07/06 14:19 2 pgs
Fees:13.00 Taxes:1113.98
20061107-0138695

State of Tennessee)
County of Williamson)

G#3460-2

The actual consideration or value, whichever is greater, for this transfer is **$301,075.00**.

Affiant

Subscribed and sworn to before me, this the 3rd day of November, 2006.

Notary Public

My commission expires: _____
(AFFIX SEAL)

M. L. PICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
TARA SCHAFFER and BILLY SCHAFFER	First Horizon Home Loans	**Map 082-13-0**
732 4th Avenue North	2525 West End Ave, Ste 400	**Part of Parcels 341.00; 342.00; and, 343.00**
Nashville, TN 37219	Nashville, TN 37203	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CRAIGHEAD PATTEN PROPERTIES II, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

TARA SCHAFFER and husband, BILLY SCHAFFER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1, along with Garage No. G1 as specified on the Plat shown in the Master Deed, on the Plan of Harrison Square Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Harrison Square Condominiums, of record in Instrument No. 20060823-0103941, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Harrison Square Condominiums for placement of Units, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20060823-0103941, said Register's Office, for a more complete identification and description of such Unit.

BEING part of the same property conveyed to Craighead Patten Properties, II, a Tennessee general partnership, by Warranty Deed dated May 9, 2005, from Fakir Khan, married, of record in Instrument No. 20050511-0053309, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Harrison Square Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor in parent acreage.

This is IMPROVED (_XX_) unimproved (____) property, known as: **732 4th Avenue North, Nashville, TN 37219**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 its hand by its duly authorized officer this 3rd day of November, 2006.

CRAIGHEAD PATTEN PROPERTIES II, a Tennessee general partnership

By: Craighead Development, LLC, a Tennessee limited liability company, its General Partner

By: _____
Carl A. Neuhoff, Jr., Assistant Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Carl A. Neuhoff, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Assistant Chief Manager of Craighead Development, LLC, a Tennessee limited liability company, and who further acknowledged Craighead Development, LLC, to be a General Partner of the **CRAIGHEAD PATTEN PROPERTIES II,** the within named bargainor, a Tennessee general partnership, and that he as such Assistant Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the partnership the name of the limited liability company by himself as such officer.

Witness my hand, at office in Nashville, Tennessee, this **3rd** day of **November, 2006.**

Katherine Goodson
Notary Public

My Commission Expires: 5/30/07

