Davidson County DEEDWARR
Recvd: 11/21/06 09:07 3 pg:
Fees:18.00 Taxes:1072.63

20061121-0144228

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
497122 020673
Dianne Buss

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) J. Scott Watkins	(NAME) Same	117-07-0-J-022.00 C0
(STREET ADDRESS OR ROUTE NUMBER) 2057 Lombardy Ave	(STREET ADDRESS)	
(CITY) Nashville (STATE) TN (ZIP) 37215	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Sandra Conrad, an unmarried woman have this day bargained and sold, and do hereby transfer and convey unto the said J. Scott Watkins and Kathryn L. Watkins *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:*

See Attached Exhibit "A".

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 289,900.00

Affiant Mary Conrad

Subscribed and sworn to before me this the 20 *day of* November, 2006

Notary Public Ashley N. Arnold

My commission expires: 1-27-07
(Affix Seal)

ASHLEY N. ARNOLD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This is unimproved ( ), known as 2057 Lombardy Avenue, Nashville, TN 37215
improved X

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 20 *day of* November, 2006, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sandra Conrad

STATE OF Florida
COUNTY OF Pinellas

Personally appeared before me, Suzan M. Lancia, *a Notary Public in and for said County and ~~State, Sandra Conrad~~, the within named bargainor* _____ *(fill in marital status), 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 office, this 4 *day of* Oct., 2006.

Notary Public
My Commission Expires:

(This area for official notarial seal)

NOTARY PUBLIC-STATE OF FLORIDA
Suzan M. Lancia
Commission # DD446373
Expires: AUG. 15, 2008
Bonded Thru Atlantic Bonding Co., Inc.

STATE OF
COUNTY OF

Personally appeared before me, _____, *a Notary Public in and for said County and State, , the within named bargainor* _____ *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this _____ *day of* _____, _____.

(This area for official notarial seal)

Notary Public
My Commission Expires:

FRS File No.: 497122 Customer File No.: 020673 Sandra Conrad

EXHIBIT A

Being Unit No. 2057 of the Kingsbridge Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed of the Kingsbridge Condominiums of record in Book 7105, Page 777, as amended in Book 7457, Page 15, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete legal description.

For information purposes only:

BEING the same property conveyed to Sandra Conrad by Warranty Deed from Lisa Kaye Stewart, now known as Lisa K. Seals, married, dated 07/25/03, recorded 07/30/03, as Document No. 200307300107030, Davidson County, Tennessee.