WARRANTY DEED

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $253,500.00.

Deonna Stoltz
Affiant

Subscribed and sworn to me on November 27, 2006.

Priscilla C Urbanek
NOTARY PUBLIC

My Commission Expires: May 24, 2008

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 12/01/06 11:33 2 pgs
Fees:13.00 Taxes:937.95

20061201-0148481

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Craig Rowe 404 Normandy Circle Nashville, TN 37209	Flagstar Bank FSB P.O. Box 7036 Troy, MI 49098	104-01-B-052

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Katherine M. Blossfield, a married person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Craig Rowe, an unmarried man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 404, together with the appurtenant interest in the common elements of Normandy Place Condominiums horizontal property regime established by Master Deed, of record in Instrument No. 20020214-0019862, as amended in Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit E to the aforementioned First Amendment to the Master Deed and being located upon Lot No. 27 on the Plan of Revised Plan Acklen Heights of record in Plat Book 1835, page 10, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Katherine M. Blossfield by warranty deed dated January 6, 2005 from Kathryn B. Patterson, unmarried, of record in Instrument No.20050107-0002911, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County and subsequent taxes are assumed by the Grantee; and
2. The Plan, with Owner's Certificate, of record in Instrument No. 20020214-0019862 amended in Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee, which Plan shows minimum building set back line and easement to which Plan reference is hereby made for a more complete description thereof.
3. Subject to the provisions of the condominium Master Deed of record in Instrument No. 20020214-0019862 amended in Instrument No. 20020523-0063131, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition, conditions or restrictions would violate 42 USC 3604c.
4. Charter of Incorporation of Normandy Place Condominium Owner's Association, Inc. of record in Instrument No. 20020114-0005489, said Register's Office.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Plat Book 1835, page 10, said Register's Office.
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 404 Normandy Circle, Nashville, TN 37209.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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.

Michael Iannitelli, husband of Katherine M. Blossfield, joins in this conveyance for the purpose of transferring any marital interest he may have in the property.

WITNESS our hands on November 27, 2006.

Katherine M. Blossfield

Michael Iannitelli

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 27, 2006, before me personally appeared Katherine M. Blossfield and husband, Michael Iannitelli, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on November 27, 2006.

NOTARY PUBLIC

JOHN COBB ROCHF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 1/27/07