Davidson County DEEDWARR
Recvd: 12/06/06 15:18 2 pgs
Fees:13.00 Taxes:96.20
20061206-0151042

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,000.00.

Affiant

SANDRA S. TOMLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN

Sworn to and subscribed before me, the undersigned, a Notary Public this 1st day of December, 2006.

Notary Public

My Commission Expires:
EXPIRES: FEBRUARY 19, 2007

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
MARK SALGUEIRO AND WIFE, GLORIA SALGUEIRO
P.O. BOX 1347
Mashpee, MA 02649

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

147-03-0A-031.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAKEVIEW GROUP, INC**. hereinafter referred to as Grantors, hereby transfers and conveys to **MARK SALGUEIRO AND WIFE, GLORIA SALGUEIRO,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Unit No. B15, of Harding Place Condominium created under Title 66, Chapter 27, Sections 101, et sea., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6104 page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A1 of said Master Deed. Reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, pages 571 and 572, said Register's Office, for a more complete identification and description of such Units.

Being the same property conveyed to FRANKLIN INVESTOR GROUP INC now known as LAKEVIEW GROUP, INC. by deed (DB) from HARDING MANOR ASSOCIATES of record in Deed Book 6105 and Page 101, Register's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 5200 and Page 571; Book 5200 and Page 572, Register's Office of said County.

Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Book 6104 and Page 725, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 441 Harding Place Condominium B15, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, 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 my hand this 1st day of December, 2006.

Lakeview Group, Inc.

Harry B. Nichols

BY: Harry B. Nichols, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Harry B. Nichols with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Lakeview Group, Inc., the within named bargainer, a corporation, and that, Harry B. Nichols as such President, being authorized to do executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of December, 2006.

Notary Public

My Commission Expires: 10/12/09

DONALD M. BARRETT, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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