39-B

THIS INSTRUMENT PREPARED BY:
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STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
The actual value or consideration, whichever is greater, for this transfer is $230,000.00.

Affiant

Sworn to and subscribed before me this 30th day of March, 2007.

Notary Public

My Commission Expires:

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Frank Englert III	140 Hillsboro Place	Owner	117-03-0C-140.00 CO
140 Hillsboro Place	Nashville, TN 37215		
Nashville, TN 37215			117-03-0C-140.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Thousand and 00/100 Dollars ($230,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **CARISSA M. BARR, an unmarried person** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **FRANK ENGLERT III, an unmarried person** (Grantee), his heirs, successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> BEING Unit No. 140 on the Plan of Hillsboro Place Condominiums as of record in Plat Book 5200, Page 725, as amended in Book 5200, Pages 727 [sic] [757] and 758, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> BEING the same property conveyed to Carissa M. Barr by Warranty Deed dated August 5, 2002 from Kenneth D. Graves of record in Instrument No. 20020807-0095171, Register's Office for Davidson County, Tennessee.

This property is also subject to the following:

1. Those matters set forth on the Plan of record in Plat Book 5200, Page 725 and as amended in Plat Book 5200, Pages 757 and 758, Register's Office for Davidson County, Tennessee;

2. Sanitary Sewer Easement of record in Book 6255, Page 932, Register's Office for Davidson County, Tennessee;

3. Storm Water Detention Agreement of record in Book 6128, Page 852, Register's Office for Davidson County, Tennessee;

4. Deed of Conveyance to Metropolitan Government for water mains of record in Book 6255, Page 937, Register's Office for Davidson County, Tennessee;

5. Charter of Hillsboro Place Homeowner's Association of record in Book 6265, Page

Davidson County DEEDWARR
Recvd: 04/05/07 14:17 2 pgs
Fees:13.00 Taxes:851.00
20070405-0041131

260, Register's Office for Davidson County, Tennessee;

6. Master Deed of Hillsboro Place of record in Book 6244, Page 394 and as supplemented in Book 6285, Page 209, Register's Office for Davidson County, Tennessee; and

7. By-Laws of Hillsboro Place Homeowner's Association of record in Book 6244, Page 405, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever.

And Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except by taxes for the year 2007 which are a lien but not yet due and payable to be paid by Grantee, applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 30th day of March, 2007.

Carissa M. Barr by Deborah Safar

CARISSA M. BARR, by and through Attorney-In-Fact, Deborah Safar

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Debbie Rubenstein, the undersigned, a Notary Public, in and for said State and County, **Deborah Safar,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the **Attorney-in-Fact for Carissa M. Barr**, and who is authorized by **Carissa M. Barr** to execute this instrument on behalf of **Carissa M. Barr**.

WITNESS my hand and official seal at Franklin, Tennessee, this the 30th day of March, 2007.

Debbie Rubenstein
NOTARY PUBLIC

My Commission Expires: 6-19-07

DEBBIE RUBENSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

COMM. EXPIRES: 6-19-2007