WARRANTY DEED

6

THIS INDENTURE, made and entered into this 6th day of September, 2007, by and between **NICHOLAS J. BARTELT AND WIFE, SUSAN P. BARTELT,** party of the first part, and Monica Miaou party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LOT 8, ON THE PLAN OF THE POINTE, A RESUBDIVISION OF LOTS 1 THROUGH 11 OF THE POINTE, ACCORDING TO THE PLAN of record in Plat Book 6900, Page 932, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantors, by virtue of Warranty Deed recorded in Book 11280, Page 280, in the Register's Office for Davidson County, Tennessee.

M\P 143-02-0A 084.00

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

All matters of record, including without limitation, all real property taxes, not yet due and payable, which grantee hereby assumes and agrees to pay; restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of record in Plat Book 6900, Page 932; Declaration of Covenants, Conditions and Restrictions in Book 7564, Page 1; Terms and Provisions of By-Laws in Book 7563, Page 987; Charter of Homeowner's Association in Book 7563, Page 981, Book 5120, Page 199, amended in Book 6556, Page 693; Dedication of Common Areas in Book 7788, Page 262; Restrictions recorded in Book 5120, Page 208, Book 5120, Page 918, corrected in Book 5182, Page 767, Book 5182, Page 769, Book 5178, Page 138, Book 5380, Page 357 and Book 6274, Page 148; Easements recorded in Book 4889, Page 192, Book 5099, Page 783, Book 5142, Page 690, Book 5142, Page 694, Book 5360, Page 320, Book 5364, Page 882 and Book 6407, Page 892; Overpass Construction Agreement recorded in Book 5102, Page 956 all in said Register's Office.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

new owner & sent tax bills to:
Monica Miaou
649 Harpeth Trace Dr
Nashville TN 37221

Davidson County DEEDWARR
Recvd: 09/10/07 08:08 2 pgs
Fees:13.00 Taxes:1406.00

20070910-0107938

NICHOLAS J. BARTELT

SUSAN P. BARTELT

STATE OF MINNESOTA

COUNTY OF ANOKA

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, **NICHOLAS J. BARTELT,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 17th day of July, 2007.

Barbara J. Rasmussen
Notary Public

My commission expires:
31 JAN 2010

BARBARA J RASMUSSEN
Notary Public
Minnesota
My Comm. Expires Jan 31, 2010

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, **SUSAN P. BARTELT,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 11th day of June, 2007.

Beverly L. Borchert
Notary Public

BEVERLY L. BORCHERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:
11-22-08

STATE OF Tennessee

COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 380,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Theresa L Smith
Affiant

L. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires May 23, 2009

Subscribed and sworn to before me this the 14th day of September, 2007.

Notary Public

My commission expires:
5/23/09

Prepared by: Esquire Title & Escrow
38 Burton Hills Blvd Ste 200
Nashville TN 37215