THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

Heritage Title Services, LLC

8115 Isabella Lane
Suite 5

Brentwood, TN 37027

Address New Owner(s)
William and Kerry Skowronski
2600 Hillsboro Park #141
Nashville, TN 37212

Send Tax Bills To:
William and Kerry Skowronski
2600 Hillsboro Park #141
Nashville, TN 37212

Map & Parcel Nos.:
117 03 0H 141.00

Davidson County DEEDWARR
Recvd: 03/06/08 13:57 2 pg:
Fees:13.00 Taxes:1061.90

20080306-0022745

WARRANTY DEED

THIS INDENTURE, made and entered into this **29th day of February, 2008**, by and between **Walter Rasmussen, Trustee of the Wallace N. Rasmussen Living Trust,**, party of the first part, and **John Skowronski and Kerry Skowronski, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **TWO HUNDRED EIGHTY SEVEN THOUSAND AND 00/100 DOLLARS ($287,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, 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 Nashville, County of Davidson, State of Tennessee:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Unit 141 on the Plan of The Enclave at Hillsboro Village Condominiums, as established under Master Deed of record in Instrument 20051005-0119789 as amended in Instrument 20060210-0016562, in the Register's office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Walter Rasmussen, Trustee of the Wallace N. Rasumussen Living Trust, established by the Revocable Trust Agreement of Wallace N. Rasmussen dated June 28, 2006, from Wallace N. Rasmussen by Quit Claim Deed dated June 28, 2006, of record in Instrument No. 20060705-0079706 in the records for Davidson County, TN.

Being the same property conveyed to Wallace N. Rasmussen from Nashville Enclave, L.P., a Texas Limited Partnership (F/K/A Nashville Enclave Apartments, L.P., a Texas Limited Partnership) by deed dated May 1, 2006, of record in Instrument No. 20060508-0053625 in the records for Davidson County, TN.

Being a portion of the same property conveyed to Nashville Enclave Apartments, L.P., a Texas Limited Partnership, from Forrest Hills, LLC, a Tennessee limited liability company, by Special Warranty Deed dated March 12, 2004, of record in Instrument No. 20040315-0029461 and by Quit Claim Deed dated March 12, 2004 of record in Instrument No. 20040315-0029462 in the records for Davidson County, TN.

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, his heirs, successors 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 he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, 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.

Walter Rasmussen, Trustee of the Wallace N. Rasmussen Living Trust,

By

STATE OF ~~TENNESSEE~~ Colorado, COUNTY OF Denver

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared* to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

*Walter Rasmussen by POA**

WITNESS my hand and Notarial Seal at office this **29th day of February, 2008.**

DIANA L. STUDEBAKER NOTARY PUBLIC STATE OF COLORADO My Commission Expires 06/23/09

My commission expires: 6/23/2009

Notary Public

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, **$287,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this **29th day of February, 2008.**

PROPERTY ADDRESS:
2600 Hillsboro Park #141
Nashville, TN 37212

LIBBY L. BRAGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires March 20, 2010

**Said POA is of record in Instrument Number 20080306 0022744, Register's Office for Davidson County, Tennessee.