Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
D Steve Damesworth	New Owner	147-03--0-B-118.00 CO
706 East Meadows Drive		
Mt Juliet, TN 37122		

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $32,000.00

Affiant

Subscribed and sworn to before me, this the 23rd day of February, 2009.

Notary Public

My Commission Expires: _____
(Affix Seal)

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

Davidson County DEEDWARR
Recvd: 02/24/09 14:19 2 pgs
Fees:13.00 Taxes:118.40
20090224-0016227

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Steven Degenhardt a.k.a Stephen E. Degenhardt, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **D. Steve Damesworth ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Unit No. A-5 of SOUTHERN HILLS CONDOMINIUM created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, ans as established by a Master Deed of record in Book 6594, page 502, 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 A-1 if said Master Deed. Reference in Exhibit A-2 of said Master Deed for a more complete indentification and description of such unit.

Being the same property conveyed to Steven Degenhardt, by Warranty Deed from McKinley Fred Johnson, Jr. and McKinley Fred Johnson, III, unmarried, dated December 30, 2003, of record in Instrument No. 20040107-0002323, Register's Office for Davidson County, Tennessee. Stephen E. Degenhardt was erroneously referred to Steven Degenhardt in the previous deed.

THE GRANTOR HAS NEVER OCCUPIED THIS PROPERTY AS HIS PRIMARY RESIDENCE.

This conveyance is made subject to (1) Property taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **370 Wallace Road, Unit A-5, Nashville, TN 37211**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **23rd** day of **February, 2009.**

GRANTOR(S)

Stephen E. Degenhardt

STATE OF TENNESSEE

COUNTY OF DAVIDSON

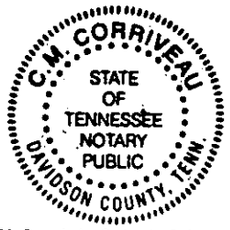
Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Stephen E. Degenhardt** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and official seal on this the **23rd** day of **February, 2009.**

C. M. Corriveau

Notary Public

My Commission Expires:



My Commission Expires MAR. 21, 2009