This instrument prepared by: JOHN R. REYNOLDS (#2522)
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Davidson County DEEDWARR
Recvd: 01/05/01 16:09 4pgs
Fees:19.00 Taxes:823.25
20010105-0001944

WARRANTY DEED

Address New Owner(s) as follows: MIKETOO, a Tennessee General Partnership, Suite 201, 1309 Briarville Road, Madison TN 35115

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map and Parcel No. Map and Parcel Nos. 104-11-I-7 and I-21, and Field Book Nos. 24W-15205 and 24W-15219

For and in consideration of the sum of **TWO HUNDRED TWENTY TWO THOUSAND FIVE HUNDRED ($222,500.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, we, **GAYLOR E. COLE and wife, VIVIAN R. COLE,** hereinafter referred to as Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **MIKETOO, a Tennessee General Partnership,** its successors and assigns, hereinafter referred to as Grantee, a certain tract or parcel of real property located in the County of **Davidson,** State of Tennessee, and being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is improved property, known as 2016 Convent Place and 2044 Convent Place, Nashville, Davidson County, Tennessee 37212.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **MIKETOO, a Tennessee General Partnership,** its successors and assigns, forever; and Grantors do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as shown herein and do further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Title to the herein described real property is vested in **GAYLOR E. COLE,** and **VIVIAN R. COLE,** wife of **GAYLOR E. COLE,** for the

consideration stated herein, joins herein for the purpose of granting, bargaining, selling, conveying and confirming, and does hereby grant, bargain, sell, convey and confirm unto the said Grantee, its successors and assigns, all right, title and interest of every kind, character and description whatsoever which she now has or hereafter may acquire by virtue of her marriage, including, but not limited to, homestead and any interest in the herein described real property as all or a part of any elective share of a surviving spouse, both as provided by the laws of the State of Tennessee; but the said **VIVIAN R. COLE** does not join in the covenants and warranties of seisen, title and encumbrances.

Grantee, by acceptance of this Deed, hereby joins in and accepts, and agrees to be bound by the instruments creating Charlton Square and Charlton Square Homeowner's Association, Inc. Grantee further agrees hereby to pay all assessments, whether special or general, which are levied by Charlton Square Homeowner's Association, Inc., in connection with Charlton Square. Grantee specifically consents to the terms and conditions of Paragraph 7 of the Master Deed providing for the retention of a lien in favor of the Association to secure the payment of all such assessments and a power of sale to enforce the assessment lien.

Grantee agrees to assume and pay the 2001 State and County Real Property Taxes.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 5th day of JANUARY 2001.

Gaylor E. Cole
GAYLOR E. COLE

Vivian R. Cole
VIVIAN R. COLE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **GAYLOR E. COLE and wife, VIVIAN R. COLE,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5 day of January 2001.

ANGELA N. SANDOVAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My commission expires My Commission Expires JAN. 27, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $222,500.00.

Affiant

Subscribed and sworn to before me this 05th day of January 2001.

Notary Public

My commission expires 24 July 2004

JOHN R. REYNOLDS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

EXHIBIT A

Map and Parcel No. 104-11-I-7
Field Book No. 24W 15205

Land in Davidson County, Tennessee, being Unit No. 2016, a part of Charlton Square created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6464, page 105, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Elements appurtenant to said Units as set forth in said Master Deed. Reference is hereby made to the Plat of Charlton Square of record in Book 6464, page 164, as Exhibit "J" to said Master Deed, said Register's Office, for a more complete identification and description of such Unit.

Being part of the same property conveyed to Gaylor E. Cole by deed from McMurtry Meadows, a Tennessee General Partnership composed of Gaylor E. Cole, C. W. Tidwell, Robert B. Jones and James B. Hardy, of record in Book 6513, page 322, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2016 Convent Place, Nashville, Davidson County, Tennessee 37212.

Map and Parcel No. 104-11-I-21
Field Book No. 24W 15219

Land in Davidson County, Tennessee, being Unit No. 2044, a part of Charlton Square created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6464, page 105, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Elements appurtenant to said Units as set forth in said Master Deed. Reference is hereby made to the Plat of Charlton Square of record in Book 6464, page 164, as Exhibit "J" to said Master Deed, said Register's Office, for a more complete identification and description of such Unit.

Being part of the same property conveyed to Gaylor E. Cole by deed from McMurtry Meadows, a Tennessee General Partnership composed of Gaylor E. Cole, C. W. Tidwell, Robert B. Jones and James B. Hardy, of record in Book 6513, page 322, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2044 Convent Place, Nashville, Davidson County, Tennessee 37212.