mail

THIS INSTRUMENT PREPARED BY: ***Richard W. Sebastian, Attorney*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999*	STATE OF TENNESSEE] COUNTY OF DAVIDSON] *The actual consideration or value, whichever is greater, for this transfer is $66,000.00.00.* *Affiant* *Notary Public* *My commission expires* 2/23/2002

Name and Address of New Owner:
Steven Kurt Denny
1900 Warfield Dr.
Nashville, TN 37215

Send Tax Bills To:

New Owner

Street Address of Subject Property:	**Map and Parcel:**
2325 Elliston Place #308 Nashville, TN 3203	92-15-A-308.00

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **E. LEN GOODIN AND WIFE, CAROL S. GOODIN, (GRANTORS")** have bargained and sold, and by these presents do transfer and convey unto to **STEVEN KURT DENNY ("GRANTEE),** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 308 on he Plan of Elliston Place Quarters, as shown as Exhibit "B" to the Master Deed of record in Book 6657, page 72, amended in Book 7232, page 259, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to E. Len Goodin, by deed from Joanne G.Nogowski, unmarried, as of record in Book 10475, page 879, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 04/20/01 08:23 2pgs
Fees:11.00 Taxes:244.20
20010420-0039055

The conveyance of the above described parcel of land is subject to the following:

1. All matters shown on the Plan of record as Exhibit "B" toMaster Deed.

2. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Elliston Place Quarters as of record in Book 6657, page 72, amended in Book 7232, page 259, Register's Office for Davdison County, Tennessee and the By-Laws appended thereto.

3. Taxes for 2001, which have been prorated and assumed by Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 17th day of April, 2001.

E. Len Goodin

Carol S. Goodin

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 17th day of April, before me personally appeared E. Len Goodin and wife, Carol S. Goodin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and acknowledged that they executed the same as their freed act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this the 17th day of April, 2001.

NOTARY PUBLIC

My commission expires: 2/23/2002