RECORD & RETURN TO:
FILE BOX 36

THIS INSTRUMENT PREPARED BY:
J. MICHAEL MORGAN
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
File # 17121SP

Davidson County DEEDWARR
Recvd: 05/01/01 16:35 3pgs
Fees:15.00 Taxes:699.30

20010501-0044105

WARRANTY DEED

Name and Address of New Owner:
THE COLONEL'S SHOPPES, LLC
105 LEAKE AVENUE, #52
NASHVILLE, TN 37205

Send Tax Bills To:
SAME AS ABOVE

Street Address of Subject Property:	**Map-Parcel No:**
105 Leake Avenue #52	**Map 116-13-C**
Nashville, TN 37205	**Parcel 52.00**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mary Ann Robbins, unmarried,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto **The Colonel's Shoppes, LLC, A Tennessee Limited Liability Company,** hereinafter called **"GRANTEE,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain Condominum apartment in Davidson County, Tennessee, being Unit No. 52, along with Parking Space No. 16 on the Plan of Belle Meade Tower of record in Book 4175, page 159, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary Ann Robbins, by Warranty Deed from Charles W. Warterfield, III, Executor, with full power, under the Last Will and Testament of Charles W. Warterfield, Jr., of record in Book 11341, page 331, Register's Office for Davidson County, Tennessee.

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

1. 2001 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and

2. All matters as shown on the plan of record in Plat book 4175, page 159, revised in Instrument # 200010200104050, Register's Office for Davidson County, Tennessee.

3. 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 the 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 thereof; 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 Belle Meade Tour of record in Book 4469, page 530, amended in Book 4494, page 489, Book 4631, page 410, Book 4851, page 950 and Book 5046, page 828, Register's Office for Davidson County, Tennessee.

4. By-Laws of record in Book 4469, page 549, amended in Instrument # 200006140059221, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at PROPERTY ADDRESS: 105 Leake Avenue, # 52, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this 26th day of April, 2001.

Mary Ann Robbins

MARY ANN ROBBINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Ann Robbins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of April 2001.

J. Michael Morgan

NOTARY PUBLIC

MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 28, 2001
STATE OF TENNESSEE

My Commission Expires: July 28, 2001

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $189,000.00.

James A. Schneider

Affiant

Subscribed and sworn to before me, this the 26th day of April, 2001.

J. Michael Morgan

NOTARY PUBLIC

My commission expires

MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 28, 2001
STATE OF TENNESSEE