BOX #14A

G#14118-2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Thaddeus B. Tate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 2001

Notary Public

MY COMMISSION EXPIRES: 12-12-04
(AFFIX SEAL)

KATHY HAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TENNESSEE 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THADDEUS B. TATE	"NEW OWNER"	MAP 117-07-0-H
(NAME)	(NAME)	
3326 Hillsboro Pike		PARCEL 025.00co
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		FB #07DA-92085
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THOMAS E. CHANDLER AND WIFE, LAURA CHANDLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THADDEUS B. TATE, A SINGLE PERSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 3326, together with Garage #7 as a limited common element, of the Roderick Square Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6867, Page 385, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6867, Page 394, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit and as set forth in said Master Deed. Reference is hereby made to the Plan of Roderick Square Condominiums, of record in Book 6250, Page 928, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Thomas E. Chandler and wife, Laura Chandler, by Deed from Haury and Smith Contractors, Inc., of record in Book 9966, Page 476, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all 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, of record aforementioned; also subject to easements, rights and interest in favor

CONTINUED

unimproved ( )
This is improved (X) property, known as 3326 Hillsboro Pike, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 hand s this 25th day of May, 2001

THOMAS E. CHANDLER
LAURA CHANDLER
By: Thomas E. Chandler, Attorney-In-Fact
THOMAS E. CHANDLER, ATTORNEY-IN-FACT

Davidson County DEEDWARR
Recvd: 06/05/01 13:43 2pgs
Fees:11.00 Taxes:518.00

20010605-0058287

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 THOMAS E. CHANDLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 25th day of May, 2001.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 12-12-04

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of May, 2001, before me personally appeared THOMAS E. CHANDLER to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LAURA CHANDLER and acknowledged that he executed the same as the free act and deed of said LAURA CHANDLER.

Witness my hand and official seal at Nashville, Tennessee.

KATHY HAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 12-12-04

Notary Public

LEGAL DESCRIPTION CONTINUATION

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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Roderick Square Condominium, of record as aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THIS instrument is being executed in behalf of Laura Chandler pursuant to a Power of Attorney executed by her on the 8th day of May, 2001, and being filed for record simultaneously herewith. # 20010605-0058286