PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 5th day of September, 2001, by and between BARBARA HANEY, UNMARRIED, hereinafter called Grantor, and ROBERT PARKHURST, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, BARBARA HANEY, UNMARRIED, Grantor, does hereby bargain, sell, transfer and convey unto ROBERT PARKHURST, UNMARRIED, hereinafter referred to as Grantee, his/her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 550 HARDING PLACE, UNIT A-112, NASHVILLE, TN 37211.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and bind herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Barbara Haney
BARBARA HANEY
Signature of Seller

Davidson County DEEDWARR
Recvd: 09/18/01 08:55 3pgs
Fees:18.00 Taxes:92.50

20010918-0100730

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, BARBARA HANEY, UNMARRIED, the within named bargainors, 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, at office, this **5th** day of September, 2001.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

ROBERT PARKHURST, UNMARRIED

303 Pennsylvania Drive
Lebanon, TN 37087

Property Address:

550 HARDING PLACE, UNIT A-112
NASHVILLE, TN 37211

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 147-02-0-B, PARCEL 012.00C0

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$25,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **5th** day of **September, 2001.**

Notary Public

My Commission Expires: 5/30/2004

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333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Unit 112A of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended. Tennessee Code Annotated and as established by a Master Deed, of record in Book 6188, page 744, 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 said Master Deed, Reference is hereby made to the Plat of Caldwell Court Condominiums set forth Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

BEING the same property conveyed to BARBARA HANEY, UNMARRIED, by Warranty Deed from THOMAS VANATTA, of record in INSTRUMENT NO. 200001120004228, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 147-02-C-B, PARCEL 12.00C0).

2. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

3. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed and the By-Laws of CALDWELL COURT CONDOMINIUMS, appended thereto, of record in Book 6188, page 744, Register's Office for DAVIDSON County, Tennessee.

4. Charter of CALDWELL COURT CONDOMINIUMS ASSOCIATION, INC., of record in Book 6188, page 453, said Register's Office.

5. All matters as set forth on the Plan filed as Exhibit A-2 to the Master Deed of record in Book 6188, page 744, said Register's Office.