(7)

Davidson County DEEDWARR
Recvd: 09/05/03 08:52 2pgs
Fees:13.00 Taxes:1291.30
20030905-0129766

THIS INSTRUMENT PREPARED BY:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Frank T. Grant and wife, Tracy S. Grant	Same	Map: 130-8-1
2122 Harding Place		Parcel: 9
Nashville, TN 37215		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

JOURNAL NEWSPAPERS, INC., A TENNESSEE CORPORATION,

hereinafter called the GRANTORS, having bargained and sold, and by these presents do transfer and convey unto,

FRANK T. GRANT AND WIFE, TRACY S. GRANT

hereinafter called the GRANTEES, their heirs and assigns, a certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 3B (Parcel No. 9), together with the attached garage, in HARDING HALL, a Condominium, a Horizontal Property Regime, as shown on the plat of Harding Hall Subdivision, recorded in Instrument No. 20020815-0099045, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Instrument No. 20020815-0099097 Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Harding Hall, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Instrument No. 20020815-0099097 et seq., Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

BEING part of the same property conveyed to Journal Newspapers, Inc. by deed from Margaret Joyce Heath O'Dell and husband Thomas Edward O'Dell, of record in Instrument No. 20010828-0092884, Register's Office for Davidson County, Tennessee.

The warranty of this conveyance excludes the following: 2003 taxes; all covenants, easements, conditions and restrictions set forth in the aforesaid Master Deed and By-Laws; easements and all matters shown on Plat of record in Instrument No. 20020815-0099045, Register's Office for Davidson County, Tennessee; easement for sanitary sewers of record in Book 4305, page 865, said Register's Office; and stormwater detention agreement in Instrument No. 20011205-0133874, said Register's Office.

This is improved property known as 2122 Harding Place, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the same tract or parcel of land with appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said unit in fee simple, have good right to convey it, and the same is unencumbered, except as hereinabove set forth; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said unit to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever except as set forth above. 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 21st day of August, 2003

JOURNAL NEWSPAPERS, INC.

BY: Randall Toney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared RANDALL TONEY with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and, who, upon oath, acknowledged himself to be the Administrative Assistant of **JOURNAL NEWSPAPERS, INC.**, the within named bargainor, a corporation, and that he executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said RANDALL TONEY as Administrative Assistant.

WITNESS my hand and seal at office in Nashville, Tennessee, this 21st day of August, 2003.

Gail Pay
NOTARY PUBLIC

My commission expires: May 30, 2004.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 349,000.00.

Tracy S. Grant

Sworn to and subscribed before me this 21st day of August 2003.

Gail Pay
NOTARY PUBLIC

My commission expires: May 30, 2004.