THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

Address New Owner(s)
Capri, LLC
3615 Saratoga Dr
Nashville, TN 37205

Send Tax Bills To:
Capri, LLC
3615 Saratoga Dr
Nashville, TN 37205

Map & Parcel Nos.:
116-3-153.00

Davidson County DEEDWARR
Recvd: 09/18/03 13:05 2pgs
Fees:13.00 Taxes:508.75

20030918-0138303

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$137,500.00**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Provident Bank** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Capri, LLC** (herein referred to as "Grantee"), her heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Being Unit No. 153 as shown on the Plat of Royal Oaks Apartments, a condominium, of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee, together with an undivided 1.301% interest in common elements of 4505 Harding Road Homeowner's Association, as described in Book 5282, page 972, et seq., said Register's Office. Said Unit is also known as Apartment No. 153.

BEING the same property conveyed to Provident Bank by Substitute Trustee's Deed from Dyke Tatum, Substitute Trustee, of record in Instrument No. 20020424-0050532, Register's Office, Davidson County, Tennessee, dated April 24, 2002 and recorded April 24, 2002.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2003 which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat of record in Book 5200, page 45, Book 5282, page 972. et seq.; any and all easements, right of ways, setback lines, restrictive covenants, zoning regulations, master deed, homeowner's association, charter, etc. of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2003** real estate taxes, which are to be prorated.

But this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by Grantors herein and does not extend to any previous time thereto. Wherever used, the singular number shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

GRANTOR FURTHER COVENANTS with the said Grantee and binds herself, her heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 8th day of September, 20 03.

GRANTOR:

Provident Bank

By M.B. McCoy, Vice President

By: Mark J. Hoehn, Authorized Agent

STATE OF Ohio)
COUNTY OF Hamilton)

The actual consideration for this transfer is **$137,500.00**.

AFFIANT
By: Mark J. Hoehn, Authprized Agent

Subscribed and sworn to before me, this 8th day of September, **2003**.

NOTARY PUBLIC

CHARLENE F. SWINGLE
Notary Public, State of Ohio
My Commission Expires Oct. 14, 2004

My Commission Expires:
10/14/04

STATE OF Ohio)
COUNTY OF Hamilton)

Personally appeared before me, Charlene F. Swingle, a Notary Public in and for said state and county, M.B. McCoy, who is the VP of Provident Bank, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the VP of **Provident Bank**, the maker, and is authorized by the maker to execute this instrument on behalf of the maker as its Vice President.

WITNESS my hand and seal at Ohio Office this 8 day of September, **2003**.

NOTARY PUBLIC

CHARLENE F. SWINGLE
Notary Public, State of Ohio
My Commission Expires Oct. 14, 2004

My Commission Expires:
10/14/04

STATE OF Ohio)
COUNTY OF Hamilton)

Personally appeared before me, Charlene F. Swingle, a Notary Public in and for said state and county, Mark J. Hoehn who is the Auth. Agent of Provident Bank, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Auth. Agent of Provident Bank, the maker, and is authorized by the maker to execute this instrument on behalf of the maker as it Authorized Agent.

Witness my hand an seal at Ohio Office this 8 day of Sept, 2003.

NOTARY PUBLIC
My commission expires: 10/14/04

CHARLENE F. SWINGLE
Notary Public, State of Ohio
My Commission Expires Oct. 14, 2004