THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21735-09-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $143,500.00. Affiant Subscribed and sworn to before me, 30th day of September, 2003. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Rodney Steven French Mary Kelly French 4505 Harding Road #118 Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.116.03 Parcel No. 118.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas R. Steele**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rodney Steven French** and **Mary Kelly French,** husband and wife, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 4505 Harding Road #118, Nashville, TN, 37205

The above described property is not the principal residence of said Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of September, 2003.

Thomas R. Steele

Davidson County DEEDWARR
Recvd: 10/01/03 14:33 2pgs
Fees:13.00 Taxes:530.95

20031001-0145008

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Thomas R. Steele,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2003.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 118 on the Plan of Royal Oaks Apartments, a condominium of record in Plat Book 5200, page 45, Register's Office for said County, to which plan reference is made for a more complete description, together with an undivided 1.069% interest in the common elements of 4505 Harding Road Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5282, page 972 and amended in Book 5673, page 622, said Register's Office. Said Unit is also known as Apartment No. 118.

Being the same property conveyed to Thomas R. Steele by deed dated June 5, 1989 from Margaret Rye Steele, an unmarried person of record in Book 7859, page 934, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property
3) Charter of Incorporation of 4505 Harding Road Homeowners Association of record in Book 5282, page 501, Register's Office for Davidson County, Tennessee.
4) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed for 4505 Harding Road Homeowners Association, Inc. of record in Book 5282, page 972, and amended in Book 5673, page 622, Register's Office for Davidson County, Tennessee.
5) Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3347, page 188; Book 3958, page 152 and Book 4835, page 964, Register's Office for Davidson County, Tennessee.
7) Easements for ingress and egress and other rights of record in Book 4668, page 986, Book 5144, page 244, Book 4744, page 370 and modified in Book 4978, page 524, of record in Register's Office for Davidson County, Tennessee.
8) Easement for Subsurface pipeline of record in Book 3165, page 607, Register's Office for Davidson County, Tennessee.
9) All matters appearing on the Plan of Royal Oaks Apartment Condominiums of record in Plat Book 5200, page 45, Register's Office for Davidson County, Tennessee.
10) All matters appearing on the Plan of Plat of Revision of Lots 1, 2, 4 and 5, Royal Oaks of record in Plat Book 4660, page 59, Register's Office for Davidson County, Tennessee.