THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 21807-09-2003** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $145,900.00. Affiant Subscribed and sworn to before me, 30th day of October, 2003. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jason G. Limbaugh 2730 Linmar Avenue Nashville, TN 37215	SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	Map No.104.14 Parcel No. 012.00 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, **Richard F. DeFiore**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason G. Limbaugh, unmarried** ("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 2730 Linmar Avenue, Nashville, TN, 37215

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 October, 2003.

10/30/2003

Richard F. DeFiore

Davidson County DEEDWARR
Recvd: 11/04/03 15:08 2pgs
Fees:13.00 Taxes:539.83

20031104-0161898

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Richard F. DeFiore,** 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 October, 2003.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 12, together with the appurtenant interest in the common elements of Linmar Place III, a horizontal property regime established by Master Deed, of record in Book 7887, page 558 as amended in Book 8103, page 984, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Richard F. DeFiore by deed dated February 27, 2002 from Matthew E. Buerger, unmarried of record in Instrument No. 20020228-0025514, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Restrictive covenants contained in an instrument of record in Book 3873, page 966, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons)
3) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed for Linmar Place III, of record in Book 7887, page 588 as amended in Book 8103, page 984, Register's Office for Davidson County, Tennessee;
4) All matters appearing on the Plan of Linmar Circle Subdivision of record in Plat Book 3500, page 137, Register's Office for Davidson County, Tennessee;
5) Easements to State of Tennessee of record in Book 4740, page 21, Book 4844, page 611, Book 7852, page 631, Register's Office for Davidson County, Tennessee.