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. 22323-02-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $23,500.00. Affiant Subscribed and sworn to before me this 13th day of February, 2004. Notary Public My Commission Expires: 9-25-04

CATHERINE M. WOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Leland D. Watts 2819 Gallatin Road Nashville, TN 37216	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.133.16 Parcel No. 135.00 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, **Timothy K. Caste, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Leland D. Watts** ("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 270 Tampa Drive, Unit K-12, Nashville, TN, 37211

Subject property is not the marital residence of 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 13th day of February, 2004.

Timothy K. Caste

Davidson County DEEDWARR
Recvd: 02/19/04 15:09 2pgs
Fees:13.00 Taxes:86.95
20040219-0019450

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 13th day of February, 2004.

Notary Public

My Commission Expires:

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

My Commission Expires
SEPT. 22, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. K-12, together with the appurtenant interest in the common elements of Harding Glen Condominiums (formerly known as Barcelona Condominiums), a horizontal property regime established by Master Deed, of record in Book 6400, page 801 as amended in Book 9397, page 814 and Book 11509, page 965, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A-2 to the aforementioned Master Deed.

Being the same property conveyed to Timothy K. Caste, unmarried by deed dated December 9, 1994 from Resolution Trust Corporation as Receiver for Metropolitan Federal Savings and Loan Association, F.A. of record in Book 9542, page 906, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Charter of Incorporation of Barcelna Condominium Association, Inc. (now known as Harding Glen Condominium Homeowners Association, Inc.) of record in Book 6400, page 581, Register's Office for Davidson County, Tennessee;
3) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Barcelona Condominium (now know as Harding Glen Condominium), of record in Book 6400, page 801 amended in Book 9397, page 814, Book 9723, page 68, Book 11509, page 965 and Book 11509, page 966, Register's Office for Davidson County, Tennessee;
4) Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. Sections 66-27-101, et. Seq.;
5) Declaration of Mutual Reciprocal Easements of record in Book 5868, page 422 as amended in Instrument No. 20030624-0086638, Register's Office for Davidson County, Tennessee;
6) All matters appearing on the Plan of record in Plat Book 5200, page 410, Register's Office for Davidson County, Tennessee;
7) Harding Glen Condominium Homeowner's Association, Inc. Amended and Restated Rules & Regulations recorded as Instrument No. 20010329-0030288, Register's Office for Davidson County, Tennessee.