Davidson County DEEDWARR
Recvd: 03/09/04 10:15 3pgs
Fees:18.00 Taxes:133.20

20040309-0026752

Book 7-A

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

West End Terrace, G.P.	New Owner	Map 103-02-0-C
4420 Herbert Place		Parcel 018.00 + 019.00 C O
Nashville, TN 37215		11848 7a

This instrument prepared by : Joseph V. Ferrelli, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **H. C. Tinnell, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **West End Terrace, a Tennessee General Partnership** (The "Grantee"), its successors and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See attached Exhibit A for legal description.

Being the same property conveyed to H. C. Tinnell, an unmarried person by deed of record in Instrument Number 20030122-0009082, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Restrictive Covenants contained in instrument of record in Book 3462, page 4171, said Register's Office.
3. Master Deed of record in Book 6657, page 549 for Sanitary Sewers and/or Storm Drainage of record in Book 3859, page 859, said Register's Office.
4. Easement for Television Cable of record in Book 5974, page 755, said Register's Office.
5. Permanent and temporary construction easement as set out in final orders of record in Book 5894, page 97 and 101, said Register's Office.

This is improved property commonly known as 276 White Bridge Road, Units 18 & 19, Nashville, Tennessee 37209.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $36,000.00.

Affiant

Subscribed and sworn to before me this 4TH day of March, 2004.

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004

Notary Public

My Commission Expires:_____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 4TH day of March, 2004.

H. C. Tinnell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared H. C. Tinnell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4TH day of March, 2004.

Notary Public

My Commission Expires:

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004

EXHIBIT A

BEING certain Condominium Apartments in Davidson County, Tennessee, known as Unit Nos. 18 and 19 of the West End Terrace Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for West End Terrace Condominiums, of record in Book 6657, Page 549, and as amended in Book 7541, Page 955, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of West End Terrace Condominiums, as shown on Exhibit "D" to the Master Deed of record in Book 6657, Page 585, said Register's Office, for a more complete identification and description of such Unit.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of West End Terrace Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been assumed by the Grantee therein.