WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/15/04 14:56 2pgs
Fees:13.00 Taxes:580.90
20040315-0029441

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March, 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 3/26/05

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. David Koellein (NAME)	SAME (NAME)	MAP 104-06-F
3325 Long Boulevard, Unit E-4 (ADDRESS)	(ADDRESS)	PARCEL 32
Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mike Wendel and wife, Michele L. Wendel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. David Koellein, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 4-E on the Condominium Plat for Longview Apartments of record in Plat Book 6200, page 95, amended in Plat Book 6200, page 101, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description thereof; together with the undivided percentage interest in the common elements appurtenant to said Unit of Longview Apartments, a Horizontal Property Regime created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed and Bylaws of record in Book 6290, page 125, amended in Book 6359, page 510, Book 6365, page 587 and Book 10215, page 26, Register's Office for Davison County, Tennessee,

Being the same property conveyed to Mike Wendel and wife, Michele L. Wendel, by deed from Kenneth Tyson Thomas, married, of record in Instrument #20021002-0120402, said Register's Office.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6200, page 101, said Register's Office; (c) Master Deed and Bylaws of record in Book 6290, page 125, Book 6359, page 510, Book 6365, page 587 and Book 10215, page 26, said Register's Office; and (d) sewer easement of record in Book 2270, page 206, said Register's Office.

This is improved (X) unimproved ( ) property, known as 3325 Long Boulevard, Unit E-4, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 12th day of March, 2004

Mike Wendel

Michele L. Wendel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mike Wendel and wife, Michele L. Wendel

the bargainor s, 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 and official seal at Nashville, Tennessee, this 12th day of March, 2004.

Commission expires

Notary Public

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of .

My commission expires

Notary Public