Davidson County DEEDWARR
Recvd: 04/26/04 14:02 2pgs
Fees:13.00 Taxes:656.75
20040426-0047175

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of April, 2004.

Notary Public

My Commission Expires: 11-2-05

DONALD R. BARRETT NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Elisa G. Sugar
301 Rose Hall
Nashville, Tennessee 37212

SEND TAX BILLS TO:
Union Planters Bank
P.O. Box 2282
Memphis, TN 38101

MAP-PARCEL NUMBERS:
104-06-0-N-301.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ricardo Bedoya and wife, Patricia Bedoya** hereinafter referred to as Grantors, hereby transfers and conveys to **Elisa G. Sugar, an unmarried woman,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 301 on the Plan of Rose Hall Condominiums, of record in Book 332, page 15, as amended in Book 6900, page 379, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ricardo Bedoya and wife, Patricia Bedoya by Warranty Deed from Sai K. Hanumanthu and wife, Padmini Hanumanthu of record in Instrument No. 20010705-0071942, Register's Office for Davidson County, Tennessee, dated June 29, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 332, Page 15, as amended in Book 6900, page 379, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 7307, page 760, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7307, Page 769, Register's Office for Davidson County, Tennessee.

Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. 66-27-101, et seq.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 301 Rose Hall, Nashville, Tennessee 37212.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 21st day of April, 2004.

P. Michelle Bedoya Attorney in Fact
Ricardo Bedoya

P. Michelle Bedoya Attorney in Fact
Patricia Bedoya

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named P. Michelle Bedoya, with whom I am personally acquainted or proved herself to be the attorney in fact of Ricardo Bedoya and Patricia Bedoya and who, being authorized to do so, acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of April, 2004.

Notary Public

My Commission Expires: 11-22-05

WILLIAMSON COUNTY TN
LARGE
NOTARY

10225-BP