WARRANTY DEED

PICK-UP

Davidson County DEEDWARR
Recvd: 04/29/04 12:52 3pgs
Fees:18.00 Taxes:107.49
20040429-0048717

This instrument was prepared by:
Gary S. Rubenstein
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Charles L. Steele	Charles L. Steele	Map 43-10 Group A
555 North Dupont Ave., C-50	555 North Dupont Ave., E-99	Parcel 175.00 CO
Madison, TN 37115	Madison, TN 37115	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $29,050.00.

Affiant

Sworn to and subscribed before me this the 27 day of April, 2004.

Notary Public

My Commission Expires: 3-22-08

My Commission Expires MAY 28, 2006

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Madison Park Homeowners Association, Inc., hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto Charles L. Steele, hereinafter referred to as Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit A

This is improved property known as 555 North Dupont Avenue, Unit C-50, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his successors and assigns forever, and the said Grantor covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as above set forth, and taxes for the year 2004 which the Grantee herein assumes and agrees to pay.

AND the said Grantor further covenants and binds itself, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 26 day of april, 2004.

MADISON PARK HOMEOWNERS ASSOCIATION, INC.

By: Terry Klump
Terry Klump, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JoAnn Taylor, a Notary Public of the State and County aforesaid, personally appeared Terry Klump, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of Madison Park Homeowners Association, Inc., a Tennessee corporation, the within bargainor, and that he as such President, being so authorized to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Corporation by himself as President.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this the 26 day of April, 2004.

JoAnn Taylor
Notary Public

My Commission Expires: 3-22-08

JOANN TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

X:\Ashley\FORMS\Real Estate\warranty deed1.wpd

EXHIBIT A

Land situated in Davidson County, Tennessee, being Unit No. C-311 on the plan of Madison Park Condominiums according to the Master Deed of Record in Book 5462, page 614, as corrected by Book 5608, page 551, and corrected by Book 8014, page 416 Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, pages 179 through182 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more particular description.

Also known as 555 North Dupont Avenue, unit C-50, Madison, TN 37115.

Being the same property previously conveyed to Madison Park Homeowners Association, Inc. by Substitute Trustee's Deed from Gary S. Rubenstein as Substitute Trustee of record in Instrument No. 20030912-0134631, Register's Office for Davidson County, Tennessee.