RECORD & RETURN TO:
FILE BOX 36, Davidson County

BOX 36

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/30/04 14:01 2pgs
Fees:13.00 Taxes:675.25

20040430-0049446

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $182,500.00.

Affiant

Subscribed and sworn to me on April 30, 2004.

NOTARY PUBLIC

8 July 05

E. DWAYNE LANNOM NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20054SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ronnie G. Dunn 397 Oman Street Nashville, TN 37203	SAME	104-2-U-7 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Todd A. Bricker, an unmarried person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Ronnie G. Dunn and wife, Jamie Dunn, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium in Nashville, Davidson County, Tennessee, being Unit No. A-4 of the Long Boulevard Townhome Condominiums as established by Master Deed of record as Instrument No. 20030228-0027108, in the Register's Office for Davidson County, Tennessee, and more particularly identified on the plan attached as Exhibit "A" to said Master Deed, together with the said unit's appurtenance undivided interest in the general and limited common elements of said condominium.

Being the same property conveyed to Todd A. Bricker, unmarried, by deed from Kevin McGinn, and Crews Johnston, of record as Instrument No. 20030325-0039198, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. The premises herein described is a condominium apartment established pursuant to 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; also subject to easements, rights and interests 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Long Boulevard Townhome Condominiums of record as Instrument No. 20030228-0027108, in the Register's Office for Davidson County, Tennessee; and

3. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BS2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee; and
4. Charter of the Long Boulevard Townhome Condominium Owner's Association of record as Instrument No. 20030205-0016256 in said Register's Office; and
5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
6. Subject to the rights of others in and to the common elements; and
7. Subject to the lien for special assessments contained in the Master Deed.

This property is also known as improved property located at 397 Oman Street, Nashville, TN 37203.

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 GRANTOR does covenant with the said GRANTEES 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, unless otherwise herein set out; and GRANTOR does further covenant and himself, his heirs and assigns, 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 hands on April 30, 2004.

Todd A. Bricker

Todd A. Bricker

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 30, 2004, before me personally appeared Todd A. Bricker to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on April 30, 2004.

E. Dwayne Lannom

NOTARY PUBLIC

My Commission Expires: 8 July 05

