RETURN TO FIRST TITLE AND ESCROW COMPANY, INC.
BOX 9B FILE NUMBER 22829

Davidson County DEEDWARR
Recvd: 05/13/04 15:07 2pgs
Fees:13.00 Taxes:1341.25

20040513-0056258

THIS INSTRUMENT PREPARED BY:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Julia A. Reynolds	NEW OWNER	Map: 116-8-0
407 Woodmont Hall Drive		Parcel: 4
Nashville, TN 37215		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

JOURNAL NEWSPAPERS, INC.

a Tennessee Corporation, hereinafter called the GRANTORS, having bargained and sold, and by these presents do transfer and convey unto,

JULIA A. REYNOLDS, A SINGLE WOMAN

hereinafter called the GRANTEE, his heirs and assigns, a certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 407 and the garage attached thereto, in WOODMONT HALL, a Horizontal Property Regime, located at the corner of Woodmont Blvd. and Woodmont Hall Place, Nashville, Davidson County, Tennessee, as described in a Master Deed and the plat attached thereto as recorded in Instrument No. 20030530-0072948, Register's Office for Davidson County, Tennessee, to which documents reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Woodmont Hall, Condominium Apartments, contained in said Master Deed and By-Laws appended thereto, recorded in Instrument No.20030530-0072948, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Said condominium regime also comprises Lots 1, 2 and 3, Woodmont Hall, recorded in Instrument No. 20020425-0051153.

BEING part of the same property conveyed to Journal Newspapers, Inc. by deed from Haury and Smith Contractors, Inc., of record in Instrument No. 20011219-0139872, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2003 property taxes; the aforesaid Master Deed, By-Laws and plat, and is also subject to the Covenants, Conditions and Restrictions for Woodmont Hall as set forth above, and easement for storm drainage in Book 3499, page 2, Register's Office for Davidson County, Tennessee.

This is improved property known as 407 Woodmont Hall Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the same tract or parcel of land with appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said unit in fee simple, have good right to convey it, and the same is unencumbered, except as hereinabove set forth; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said unit to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever except as set forth above. 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 this 7th day of May, 2004.

JOURNAL NEWSPAPERS, INC.

BY: Randall Toney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared RANDALL TONEY 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 Secretary/Treasurer of **JOURNAL NEWSPAPERS, INC.** the within named bargainor, a corporation, and that he executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said RANDALL TONEY as Secretary/Treasurer.

WITNESS my hand and seal at office in Nashville, Tennessee, this 7th day of May, 2004.

NOTARY PUBLIC

My commission expires: May 30, 2004.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 362,500.00.

Julia A Reynolds X

Sworn to and subscribed before me this 7th day of May, 2004.

NOTARY PUBLIC

My commission expires: May 30, 2004.