THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22601-03-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $169,000.00. Affiant Subscribed and sworn to before me this 14th day of May, 2004. Notary Public My Commission Expires July 30, 2005 STATE OF TENNESSEE NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Ingrid J. Chang 3818 West End Avenue #309 Nashville, TN 37205	**Send Tax Bills To:** SunTrust Mortgage, Inc. 201 Fourth Avenue North, 7th Floor Nashville, TN 37219	**Tax Information:** Map No.104-09-0K Parcel No. 309.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John O. Colton, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ingrid J. Chang, unmarried,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 3818 West End Avenue #309, Nashville, TN 37205 but is not now nor has it ever been the principal residence of Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of May, 2004.

John O. Colton by: David Young

John O. Colton by David Young, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 05/18/04 12:54 2pgs
Fees:13.00 Taxes:625.30
20040518-0058094

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, DAVID YOUNG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of John O. Colton as his Attorney-In-Fact, as the free and and deed of the within named John O. Colton.

Witness my hand and official seal at Nashville, Tennessee this 13th day of May, 2004.

NOTARY PUBLIC

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No.. 309, together with the appurtenant interest in the common elements of The Montclair, a horizontal property regime established by Master Deed and By-Laws of record in Book 7332, page 380, amended in Book 7902, page 113, Instrument No. 20021231-0162451 and Instrument No. 200301130005471, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to John O. Colton by deed dated 11/25/91 from Kent M. Weeks of record in Book 8495, page 219, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 County Taxes, which have been prorated and assumed by the Grantees;
2. Restrictive covenants contained in an instrument of record in Book 6846, page 838, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons);
3. Charter of Incorporation of Montclair Condominiums Association, Inc. of record in Book 7887, page 462, Register's Office for Davidson County, Tennessee;
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Montclair, of record in Book 7332, page 380, amended in Book 7902, page 113, Instrument No. 20021231-0162451 and Instrument No. 200301130005471, Register's Office for Davidson County, Tennessee;
5. Easement of record in Book 6846, page 833 confirmed and corrected in Book 6881, page 926, and in Book 7902, page 109, Register's Office for Davidson County, Tennessee;
6. Easement of record in Book 7902, page 145, Register's Office for Davidson County, Tennessee; and
7. All matters appearing on the Plan of record in Book 6900, page 954, Register's Office for Davidson County, Tennessee.