Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #04-1148

Return To:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/18/04 15:18 2pgs
Fees:13.00 Taxes:392.20
20040518-0058356

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Valerie S. DeLoach, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Dominic P. Wekony, unmarried,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County Tennessee, being Unit No. 22 on the Plan of Rutledge House Condominiums of record in Plat Book 11700, page 26, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Rutledge House Condominiums, a horizontal property regime established by Master Deed of record in Book 11687, page 739, said Register's Office. Said plat amends the recording of Lot 1 Rutledge Hill of record in Book 6200, Page 318, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Valerie DeLoach by deed dated December 28, 2000 from Rutledge House, Ltd., a Tennessee limited partnership of record as Instrument No. 20010104-0001271 and re-recorded in Instrument No. 20010706-0072466, said Register's Office.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 632 Second Avenue South, Nashville TN 37210.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 7th day of May, 2004

Valerie S. DeLoach 5/6/04

V

State of Tennessee )
County of Davidson )

On this 7th day of May, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Valerie S. DeLoach, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Daniela Forte
Notary Public

My Commission Expires: DANIELA FORTE
Notary Public, State of New York
No. 01EO6091599
Qualified in Queens County
Commission Expires April 28, 2007

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 106,000.00.

Affiant

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

Notary Public

My Commission Expires: 3/25/2006

TAMI A. BOSCHEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NEW OWNER:
Dominic P. Wekony
632 Second Avenue South
Nashville, TN 37210

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
93-11-C-22CO

V