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. 22756-04-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $39,000.00. Affiant Subscribed and sworn to before me this 14th day of May, 2004. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Suzanne Flit 320 Welch Road, Unit A-3 Nashville, TN 37211	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.133.15-0A Parcel No. 003.00 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, **Hazel M. Spangler, Widowed**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Suzanne Flit, Married** ("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 320 Welch Road, Unit A-3, Nashville, TN 37211

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.

Hazel M. Spangler

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Hazel M. Spangler, Widowed**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of May, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

Davidson County DEEDWARR
Recvd: 05/19/04 14:58 2pgs
Fees:13.00 Taxes:144.30

20040519-0058993

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No.. A-3, together with the appurtenant interest in the common elements of Pagoda Condominiums, a horizontal property regime established by Master Deed, of record in Book 6111, page 22, amended in Book 9445, page 492, Book 10458, page 936, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A-2" to the aforementioned Master Deed.

Being the same property conveyed to James H. Spangler and wife, Hazel M. Spangler by deed dated, August 1, 1983 from Pagoda Associates, a joint venture, of record in Book 6111, page 381, Register's Office for Davidson County, Tennessee. The said James H. Spangler having since died.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Pagoda Condominium Association, Inc. of record in Book 6110, page 99, Register's Office for Davidson County, Tennessee.
3. 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 Pagoda Condominium, of record in Book 6111, page 22, amended in Book, 9445, page 492 and Book 10458, page 936, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6548, page 125, and, Book 8870, page 923, Register's Office for Davidson County, Tennessee.