WARRANTY DEED

B-MFR-04-3415

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Bridget Edmonson
Affiant

Subscribed and sworn to before me, this 11th DAY OF May, 2004.

Mary Frances Rudy
Notary Public

MY COMMISSION EXPIRES: 3-24-06
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bridget Edmonson	Mary Frances Rudy	
3415 West End Avenue #1006	2012 21st Avenue South	104-6-A-109 CO
Nashville, Tennessee 37203	Nashville, Tennessee 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RICHARD GELDREICH, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRIDGET EDMONSON, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1006 on the plan of Continental Condominiums, of record in Plat Book 5200, page 399, amended in Book 6135, Page 788 and Book 6435, Page 549, Register's Office for said County, to which reference is hereby made for a more complete description.

~~Being the same property conveyed to Bridget Edmonson by Deed dated _____, filed for record on _____, in Instrument No. _____, Register's Office for Davidson County, Tennessee.~~

Being the same property conveyed to Richard Geldreich by Deed dated July 28, 1994 and filed for record on July 29, 1994 in Book 9420, Page 814, Register's Office for Davidson County, Tennessee.

Easements of record in Deed Book 4825, page 592, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

By-Laws filed of record in Book 5862, Page 589, Book 6135, Page 788 and Book 6435, Page 549, in the Register's Office for Davidson, County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3415 West End Avenue #1006, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this 11th day of May, 2004.

Richard Geldreich
Richard Geldreich

Davidson County DEEDWARR
Recvd: 05/25/04 10:08 2pgs
Fees:13.00 Taxes:259.00

20040525-0061100

STATE OF Tennessee
COUNTY OF Davidson

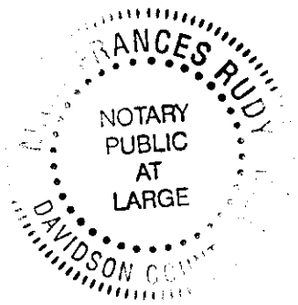
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Geldreich, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 11th day of May, 2004.

Ma Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903