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. 22817-05-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $235,000.00. Danielle Lares Affiant Subscribed and sworn to before me this 21st 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

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Danielle Marie Lares 401 Bowling Avenue #20 Nashville, TN 37205	Bank of America P.O. Box 1675 Coraopolis, PA 15101	Map No.104.13-0A Parcel No. 029.00 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, **Karlis Skrastins, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Danielle Marie Lares, 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 401 Bowling Avenue #20, Nashville, TN 37205

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 21st day of May, 2004.

Karlis Skrastins by

Karlis Skrastins, BY: George E. Mudter, Jr., Attorney-In-Fact pursuant to a power of attorney being placed of record immediately prior hereto

Davidson County DEEDWARR
Recvd: 05/27/04 14:28 2pgs
Fees:13.00 Taxes:869.50

20040527-0062669

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **George E. Mudter, Jr.** with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said **Karlis Skrastins** and is authorized by the said **Karlis Skrastins** to execute this instrument on HIS behalf.

Witness my hand, at Office, this 21st day of May, 2004.

My commission expires:
5-21-04

CATHERINE M. WOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Catherine M. Wood
Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Building Site No. 29 on the Plan of Section One Richmeade Place as of record in Plat Book 4860, page 44, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Karlis Skrastins, unmarried by deed dated September 25, 2000 from Sheila M. Slaughter, unmarried of record in Instrument No. 20000926-0095453, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Declaration of Covenants, Conditions and Restrictions for Richmeade Place of record in Book 4941, page 637, amended in Book 5036, page 338, Book 5213, page 945, supplemented in Book 5019, page 946, Book 5039, page 256, Book 5034, page 473, Book 5238, page 385, Book 5408, page 210 and Book 5733, page 628, 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 tohandicap, but does not discriminate against handicapped persons).
3. By-Laws of Richmeade Place Homeowner's Association Inc., of record in Book 4941, page 689, as amended in Book 5036, page 338 and Book 5213, page 945, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Richmeade Place Homeowner's Association, Inc. of record in Book 4942, page 633, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record in Book 4860, page 44, Register's Office for Davidson County, Tennessee.