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. 22902-05-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $360,000.00 Affiant Subscribed and sworn to before me this 24th 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: Robert H. Edwards, Betsy B. Edwards 4215 Harding Pike #1110 Nashville, TN 37205	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.103.16-0B Parcel No. 129.00 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, **Elizabeth R. Beeman**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert H. Edwards and wife, Betsy B. Edwards** ("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 4215 Harding Pike #1110, 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.

Thomas E. Beeman joins in this conveyance to convey any and all marital interest he may have in the above described property.

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 24th day of May, 2004.

Elizabeth R. Beeman

Elizabeth R. Beeman

Thomas E. Beeman by Elizabeth R. Beeman

Thomas E. Beeman
By Elizabeth R. Beeman, as his Attorney in Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Elizabeth R. Beeman**, 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 24th 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

Davidson County DEEDWARR
Recvd: 06/02/04 14:44 2pgs
Fees:13.00 Taxes:1332.00

20040602-0064659

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Elizabeth R. Beeman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Thomas E. Beeman, as his Attorney-In-Fact, and as the free act and deed of the within named Thomas E. Beeman.

Witness my hand and official seal, at office in Nashville, Tennessee, this 24th 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. 1110 on the Plan of Windsor Tower Condominium Apartment, of record in Plat Book 5200, page 71, 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 4215 Harding Road Homeowners Association, a horizontal property regime established by Master Deed and Bylaws of record in Book 5313, page 338 and amended in Book 8666, page 789,said Register's Office.

Being the same property conveyed to Thomas E. Beeman and wife, Elizabeth R. Beeman by deed dated November 30, 2000 from Dirthy P. McFall of record in Instrument No. 20001201-0118011, Register's Office for Davidson County, Tennessee. The said Thomas E. Beeman having conveyed his interest in the property to Elizabeth R. Beeman by quitclaim deed of record as Instrument No. 20020919-0114312, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 County Taxes which have been prorated by the parties and assumed by the Grantees.
2. 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 4215 Harding Road Homeowners Association, of record in Book 5313, page 338, and amended in Book 8666, page 789, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3956, page 943, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 5200, page 71, Register's Office for Davidson County, Tennessee.