Davidson County DEEDWARR
Recvd: 06/16/04 15:43 2pgs
Fees:13.00 Taxes:391.83
20040616-0071498

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,900.00

Ronald E Booth
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of June, 2004.

Notary Public

My Commission Expires: 11/2005

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ronald E. Booth
1900 Richard Jones Road, # J-1
Nasvhille, Tennessee 37215

SEND TAX BILLS TO:
1ST Trust Bank for Savings
PO Box 17267
Memphis, TN 38187-0267

MAP-PARCEL NUMBERS:
117-15-0-A-129.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christian A. Strignano, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Ronald E. Booth, an unmarried man** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Unit No. J-1 (Parcel No. 129) on the Plan of Green Hills Terrace Condominium Apartments of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Christian A. Strignano, unmarried, by Warranty Deed from Kendall Moore, unmarried of record in Instrument No. 20010925-0103368, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christian A. Strignano, unmarried, by Warranty Deed from Kendall Moore, unmarried, of record in Instrument No. 20010925-0103368, Register's Office for Davidson County, Tennessee, dated September 7, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 64, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 5304, Page 702, amended in Book 7841, page 557, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 5304, Page 745, amended in Book 9830, page 702, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1900 Richard Jones Road, # J-1, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, 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 hand this 15th day of June, 2004.

Christian Strignano

Christian A. Strignano

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christian A. Strignano, unmarried, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of June, 2004.

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 11/4/05

10742-BP