Davidson County DEEDWARR
Recvd: 06/22/04 14:26 2pgs
Fees:13.00 Taxes:268.25

20040622-0073957

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,500.00

Laura Mitchell
Affiant

Subscribed and sworn to before me, this 18th DAY OF June, 2004.

Rachel Wilson
Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAR. 31, 2007
(AFFIX SEAL)

RACHEL WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-RW-04-2020

**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 |
|---|---|---|
| Brad Taylor | ~~American Mortgage Network, Inc~~ | |
| 2020 Beech Avenue, Unit D-11 | (NAME) New Owner | 105-10-A-413 CO |
| (ADDRESS) Nashville, Tennessee 37204 | (ADDRESS) | |
| (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 PATRICK W. HENRY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRAD TAYLOR, 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. D-11, together with the appurtenant interest in the common elements of Beechtree Condominiums, a horizontal property regime established by Master Deed, of record in Book 11174, Page 284, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the amendment to the Master Deed of record in Book 11680, Page 193, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patrick W. Henry, unmarried, by Deed dated June 25, 2003 and filed for record on July 8, 2003 in Instrument Number 200307080094037, Register's Office for Davidson County, Tennessee.

Restrictive Convenants in Master Deed of record in Book 11680, Page 193 and Book 11174, Page 284, Register's Office of said County.

Easements of record in Deed Book 3183, page 65, 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.

This conveyance is subject to any and all Restrictions and Easements as shown of record.

unimproved ( )
This is improved (X) property, known as 2020 Beech Avenue, Unit D-11, Nashville, Tennessee 37204
(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 18th day of June, 2004.

Patrick W. Henry

STATE OF Tennessee
COUNTY OF Davidson

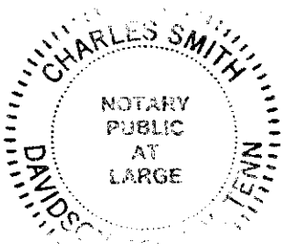
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patrick W. Henry, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the .

Notary Public

My Commission Expires:

(SEAL) 11/27/04




**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903