[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Dan Maddox II	New Owner	Map 116-3A
4505 Harding Road 41-W		Parcel 68.00
Nashville, TN 37205		11979 26b

This instrument prepared by : Robert J. Notestine III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Walter E. Seifert, Jr. Trustee of Walter E. Seifert Revocable Trust dated September 9, 1997** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Dan Maddox II, an unmarried person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Those certain premises comprising a portion of Royal Oaks Tower, said project having been established as a Horizontal Property Regime, by Master Deed and Declaration and By-Laws dated the 22nd May, 1973, and recorded in the Register's Office for Davidson County, Tennessee, in Book 4710, page 901, as amended in Book 4798, page 813, and said premises being more particularly described as follows:

Unit Labeled 81E of said project as shown on the Plan recorded in Book 4460, page 189, Register's Office for Davidson County, Tennessee, and an undivided 2.48504% interest appurtenant to the unit in all common elements of said project as described in said Declaration.

Being the same property conveyed to Walter E. Seifert, Jr. Trustee of the Walter E. Seifert Revocable Trust dated September 9, 1997 of record in Book 10642, page 35, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Plat of record in Plat Book 4300, page 201 and Plat Book 4460, page 189, said Register's Office.
3. Matters shown on the horizontal property regime of Royal Oaks Towers, of record in Book 4710, page 901 as amended in Book 4798, page 813, said Register's Office.
4. By-Laws of record in Book 4710, page 901, said Register's Office.

This is improved property commonly known as 4505 Harding Road, 81-E, Nashville, Tennessee 37205.

Davidson County DEEDWARR
Recvd: 06/29/04 13:27 2pgs
Fees:13.00 Taxes:703.00
20040629-0077094

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $190,000.00.

Affiant

Subscribed and sworn to before me this 24 day of June, 2004.

Notary Public

BARBARA KEMPF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 9/22/07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 24 day of June, 2004.

Walter E. Seifert, Jr., Trustee of the
Walter E. Seifert Revocable Trust dated
September 9, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Walter E. Seifert, Jr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the Walter E. Seifert Revocable Trust Dated September 9, 1997 and that he as such Trustee executed the foregoing instrument for the purpose therein contained, by signing the name of the trust by himself as Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 24 day of June, 2004.

BARBARA KEMPF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07