Davidson County DEEDWARR
Recvd: 07/01/04 11:58 2pgs
Fees:13.00 Taxes:832.50
20040701-0078414

FB12
JLR

FROM: Angela D. Shields, an unmarried person
TO: Max Theodore

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Max Theodore 900 19th Avenue South, Unit 304 Nashville, Tennessee 37212	Same	Map 92-16-B Parcel 25

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, PLLC, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of June, 2004.

Notary Public

My Comm. Expires: 7/2-1/07

JEANNE CRAMER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Angela D. Shields, an unmarried person, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Max Theodore, hereinafter called "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit 304 on the Plan of University Square Condominium Apartments of record in Book 6900, Page 124, Register's Office for said County, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, Page 529, as amended in Book 7119, Page 884, said Register's Office.
>
> Being the same property conveyed to Angela D. Shields, unmarried, by deed from Charles E. Roberts Sr., of record as Instrument No. 20030521-0069322, said Register's Office.

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Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2004 Metropolitan Government Taxes.

2. All matters shown on the plan of record in Book 6900A, Page 324, said Register's Office.

3. Master Deed for University Square Condominium Association, and the By-Laws attached thereto, of record in Book 7051, page 529, as amended in Book 7119, page 884, said Register's Office.

4. Rights of others in and to the common elements.

This is improved property located at 900 19th Avenue South, Unit 304, Nashville, Tennessee 37212.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 29th day of June, 2004.

Angela D. Shields

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angela D. Shields, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 29th day of June, 2004.

Juanetta F. Rumer
NOTARY PUBLIC

My Commission Expires: 7/21/07

JUANETTA F. RUMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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