This Instrument Was Prepared By:

Kirk C. Waite, Attorney
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 07/16/04 15:41 3pgs
Fees:18.00 Taxes:617.33
20040716-0085486

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $166,845.00.

William Bryan Lee
Affiant

Subscribed and sworn to before me,
This 25th day of June, 2004.

Notary Public

My Commission Expires: 3-6-

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN

Address New Owner	Send Tax Bills to:	Map-Parcel
William Bryan Lee	FHHLC	116-03-B-128 CO
4505 Harding Pike, Unit 128	P.O. Box 7481	
Nashville, TN 37205	Springfield, OH 45501	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Elaina H. Scott, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto William Bryan Lee and Laura A. Lee, Husband and Wife, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee being Unit No. 128 as shown on the Plat of Royal Oaks Apartments, a Condominium, of record in Book 5200, Page 45, Register's Office for Davidson County, Tennessee, together with an undivided 1.069% interest in common elements of 4505 Harding Road Homeowner's Association, as described in Book 5282, Page 972, et seq., Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Elaina H. Scott by deed from Cecilia Jane Sisco of record in Book 6251, Page 370, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for 2004 and subsequent years.
2. Subject to all matters set forth in Plat of record in Book 5200, Page 45 and Master Deed of record in Book 5282, Page 972, Register's Office for Davidson County, Tennessee.
3. Subject to Easements and Restrictions as shown on Exhibit "A" attached hereto.

This is improved property known as 4505 Harding Pike, Unit No. 128 Nashville, TN 37205

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 25th day of June, 2004

Elaina H. Scott

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Philip Davis Alexander, a Notary Public in and for the said County and State, personally appeared Elaina H. Scott, the within named bargainors, 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 Brentwood, Tennessee this 25th day of June, 2004.

Notary Public

MY COMMISSION EXPIRES 3-6-06

PHILIP DAVIS ALEXANDER
NOTARY PUBLIC AT LARGE
My Comm. Exp. March 6, 2006
WILLIAMSON COUNTY, TN

Exhibit "A"

1. Subject to By-Laws of record in Book 5282, Page 992, Register's Office for Davidson County, Tennessee.
2. Subject to Charter of the Homeowner's Association of record in Book 5282, Page 502, Register's Office for Davidson County, Tennessee.
3. Subject to the terms and conditions of the Horizontal Property Act of Tennessee, the Master Deed, the By-Laws, the condominium plat and any amendments thereto.
4. Subject to Easements and other rights as contained in Deed from Kelly Prim, Trustee, et al to Ervin M. Entrekin, Trustee, of record in Book 5144, Page 244, Register's Office for Davidson County, Tennessee.
5. Subject to Easements and Reservations contained in the Deed from Royal Oaks Associates, Inc. to Alfred Shepard, Trustee, of record in Book 4744, Page 370, of said Register's Office; and as modified by an agreement of record in Book 4978, Page 524, said Register's Office.
6. Subject to Easement reservation in Instrument from Presbyterian Apartments, Inc., to Royal Oaks Properties, Inc., of record in Book 3165, Page 607, Register's Office for Davidson County, Tennessee.
7. Subject to Easement for Sanitary Sewer conveyed to City of Nashville of record in Book 3347, Page 188, Register's Office for Davidson County, Tennessee.
8. Subject to Easement for Sanitary Sewers and/or Storm Drainage conveyed to Metropolitan Government of Nashville and Davidson County of record in Book 4835, Page 964, Register's Office for Davidson County, Tennessee.
9. The record plan shows an Owner's Certificate, certain Easements and Setback Lines.
10. Subject to an Easement upon that portion of Lot No. 2 on the Plan of Royal Oaks aforesaid, with is labeled "Easement for Driveway", conveyed to Charles F. Alexander, Trustee, by deed from Royal Oaks Limited dated December 27, 1972, and of record in Book 4668, Page 986, Register's Office for Davidson County, Tennessee.
11. Subject to an Easement upon the southwesterly 15 feet of Lot No. 2 on the Plan of Royal Oaks, along common line between Lots 1 and 2, as granted Alfred Shepard, Trustee, in the Deed aforesaid to him from Royal Oaks Limited.