(2)

This instrument was
prepared by Cumberland Title Co.
216 Centerview Dr.
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer, or value, whichever is greater, is $ 406,090.00

Affiant

Davidson County DEEDWARR
Recvd: 07/19/04 14:11 2pgs
Fees:13.00 Taxes:1502.53
20040719-0085920

Subscribed and sworn to before me on this 16 day of July 2004.

Notary Public

My commission expires: 6/14/05

PATRICIA ROBERTSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Address New Owner As Follows:

Send Tax Bills to:

Map-Parcel: Part of 104, Parcels 244, 247, 248 and 251

Jeffrey B. Carter
342 22nd Ave. N
Nashville, TN 37203

New owner

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **Baty Development Group, LLC**, for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and does hereby convey and transfer unto **Jeffrey B. Carter,** his heirs and assigns, all right, title and interest in and to the following described parcel of land in Davidson County, Tennessee:

Being Unit No. 218 on Exhibit B of the Master Deed for The Row at 31st Condominiums of record in Instrument 20030430-0057670, and amended in Instruments Nos. 20040203-0012935, 20040206-0014724, and 20040615-0070764, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit.

Being part of the same property conveyed to Baty Development Group, LLC, by deeds of record in Instruments Nos. 20020401-0039108 and 20020401-0039107, Register's Office for Davidson County, Tennessee.

This instrument and interest is conveyed subject to easements of record in Instruments No. 20021011-0125352 and No. 20020910-0109699 and subject to all applicable zoning ordinances; utility, sewer, drainage and other easements of record; all condominium assessments, covenants, bylaws, restrictions, and declarations of record; property taxes for 2004, which have been prorated and assumed by Grantee; building restrictions and other matters of public record as may affect the premises. This is improved property known as 218 31st Ave. N, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee 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 himself, his heirs and representatives, to warrant and forever defend the title to said land to 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 16 day of July 2004.

Baty Development Group, LLC.

By: _____
Phillip B.Baty, Chief Manager

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Jeff Farris, of the state and county mentioned, personally appeared Phillip B. Baty, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be Chief Manager of Baty Development Group, LLC, the within named bargainor, and that as such Chief Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of Baty Development Group, LLC, as such Chief Manager.

Witness my hand, at office, this 16 day of July 2004.

_____
Notary Public

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY TENNESSEE

My Commission Expires:

My Commission Expires Jan. 25, 2006