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Realty Title 48-A

This instrument prepared by:
Sharon Riney, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-583928**

Davidson County DEEDWARR
Recvd: 08/03/04 13:16 3pgs
Fees:18.00 Taxes:882.45
20040803-0092843

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-ninth day of July, 2004**, by and between **Leo J. Witschey**, parties of the first part, and **Charles R. Ringo and Michael G. Miles**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Unit 60, BUILDING 11 ON THE PLAN OF SECTION 11, PHASE 1A, EAGLE RIDGE AT THE RESERVE Condominiums, as established under Master Deed of record in Instrument 20011011-0110875 as amended, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed by Eagle Ridge At The Reserve, LLC, a Tennessee Limited Liability Company to Leo J. Witschey, unmarried by deed dated August 29, 2002 and recorded September 4, 2002 in Instrument Number 20020904-0106330, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **128-12-0-A 060.00 CO**

X Improved OR
Unimproved property located at: **320 Old Hickory Boulevard, #1101, Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Leo J. Witschey

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Leo J. Witschey** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **his** free Act and Deed.

Witness my hand and Notarial Seal this **Twenty-ninth day of July, 2004.**

Sharon R. Ringo
Notary Public

My Commission Expires: 5-27-07

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Owner's Name: **Charles R. Ringo**

and Address: **320 Old Hickory Boulevard**
Nashville, TN 37221

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Bank of America, N.A.
P.O. Box 17404
Baltimore, MD 21297-1404

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**238,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Twenty-ninth day of July, 2004.**

Notary Public

My Commission Expires: 3/14/05