STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of July, 2004.

Notary Public

My Commission Expires: 11/2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/05/04 14:08 2pgs
Fees:13.00 Taxes:75.85
20040805-0094403

ADDRESS NEW OWNER(S) AS FOLLOWS:
SuzAnne Ikard
5820 Brentwood Trace
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
147-030-A-040.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Anthony Wayne Strode, unmarried**, hereinafter referred to as Grantors, hereby transfers and conveys to **SuzAnne Ikard, unmarried** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Unit B-24: Being Unit B-24 of Harding Place Condominiums created under Title 66, Chapter 27, Section 101 et. seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Units set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, Page 571 and 572, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such unit.

Being the same property conveyed Anthony Wayne Strode by Warranty Deed from The Resource Foundation, Inc. of record in Book 9209, Page 250, Register's Office for Davidson County, Tennessee, dated December 30, 1993.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, Page 571-572, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 6081, Page 872, Register's Office for Davidson County, Tennessee.

Easement for SS/SD of record in Book 6710, Page 406, Register's Office for Davidson County, Tennessee.

Lease agreement of record in Book 9962, Page 8, Register's Office for Davidson County, Tennessee.

Land Use Restriction Agreement of record in Book 8946, Page 284, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 441 Harding Place Units B-24, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their 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 July, 2004.

Anthony Wayne Strode

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony Wayne Strode, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of July, 2004.

Notary Public

My Commission Expires: 11-25-05

11059-BW