THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23186-07-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $484,000.00. Affiant Subscribed and sworn to before me this 6th day of August, 2004. Notary Public My Commission Expires: GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Lynn Bryant 3014 Hedrick Street #503 Nashville, TN 37203	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.104.02-0T Parcel No. 503.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leona A. Pratt, a Widow**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lynn Bryant and husband Ronald D. Bryant** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3014 Hedrick Street #503, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of August, 2004.

Leona A Pratt
Leona A. Pratt

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Leona A. Pratt,** 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 office, this 6th day of August, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 08/10/04 12:02 2pgs
Fees:13.00 Taxes:1790.80
20040810-0096489

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No.. 503 also known as Penthouse 3 or PH3, together with the appurtenant interest in the common elements of West End Lofts Condominiums, a horizontal property regime established by Master Deed, of record in Book Instrument No. 200007140069948, as amended by First Amendment appearing as Instrument No. 20010524-0054282, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Stephen M. Pratt and wife, Leona A. Pratt, by Deed dated January 11, 2002 from Lynn S. Ellsworth of record in Instrument No. 20020115-0006021, Register's Office for Davidson County, Tennessee. Stephen M. Pratt having since died.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantees.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for West End Lofts Condominiums, of record in Instrument No. 200007140069948, amended in Instrument No. 20010524-0054282, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 11190, page 63, Register's Office for Davidson County, Tennessee.
4. Landscaping Contract recorded in Instrument No. 20000802-0076554, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.