WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER ~~IS $50,000.00~~

Affiant

Subscribed and sworn to before me, this 29th day of July, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/30/05
(AFFIX SEAL)

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

Davidson County DEEDWARR
Recvd: 08/12/04 11:53 2pgs
Fees:13.00 Taxes:185.00
20040812-0097501

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin Brady	~~America's Wholesale Lender~~ New Owner	117-03-O-B
(NAME)	(NAME)	(MAP)
2601 Hillsboro Road	~~750 Old Hickory Boulevard #180~~	034
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37212	~~Brentwood, TN 37027~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Von P. Khamken and husband, Jimmy M. Khamken, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Martin Brady, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. C-2 of The Villager Condominium Apartments, a Condominium, a Horizontal Property Regime, located on Hillsboro Pike, Nashville, TN, as shown on the plat of The Villager Condominium Apartments, recorded in Plat Book 5200, page 154, said Register's Office, and described in a Master Deed recorded in Book 5434, page 665 as amended in Book 5487, page 967, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of The Villager Condominium Apartments, Condominium Apartments contained in the Master Deed recorded in Book 5434, page 665 as amended in Book 5487, page 967, and By-Laws recorded in Book 5434, page 708, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Von P. Khamken and husband, Jimmy M. Khamken, by deed from Fritz J. Schubert, a single person, dated March 27, 1998, of record in Book 10860, page 124, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 2601 Hillsboro Road, Nashville, Tennessee 37212

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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/our hand(s) this 29th day of July, 2004.

Von P. Khamken

Jimmy M. Khamken

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Von P. Khamken and Jimmy M. Khamken with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 29th day of July, 2004.

Notary Public

My Commission Expires: 9/25/2004

