File Box 8

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. 23263-08-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $160,000.00. Affiant Subscribed and sworn to before me this 23rd day of August, 2004. Notary Public My Commission Expires: 11-13-07

KATHRYN B. McCLELLAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 13, 2007

WARRANTY DEED

Address New Owner: Martine Sanders 4215 Harding Pike #109 Nashville, TN 37205	**Send Tax Bills To:** New Owners	**Tax I** Map No.103.16-0B Parcel No. 009.00 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, **John S. Edwards**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Martine Sanders, unmarried** ("Grantee"), her 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 4215 Harding Pike #109, Nashville, TN 37205

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.

Laura Edwards joins in this conveyance to convey any and all marital interest she may have in the above described property.

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 23rd day of August, 2004.

John S. Edwards

Laura Edwards

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John S. Edwards**, and Laura Edwards with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of August, 2004.

Notary Public

My Commission Expires: 11/25/2006

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/24/04 14:49 2pgs
Fees:13.00 Taxes:592.00

20040824-0102291

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 109 on the Plan of Windsor Tower Condominium Apartments, of record in Plat Book 5200, page 71, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 4215 Harding Road Homeowners Association, a horizontal property regime established by Master Deed of record in Book 5313, page 338, amended in Book 8666, page 789, said Register's Office.

Being the same property conveyed to John S. Edwards by Deed dated 4/18/2000 from Thomas J. Vaughan etux Christine M. Vaughan of record in Instrument No. 200004190039031, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and asummed by the Grantee.
2. Charter of Incorporation of 4215 Harding Road Homeowner's Association of record in Book 5297, page 370, Register's Office for Davidson County, Tennessee.
3. 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 4215 Harding Road Homeowner's Association, of record in Book 5313, page 338, amended in Book 8666, page 789, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3956, page 943, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 5200, page 71, Register's Office for Davidson County, Tennessee.
7. Easement to VSC Cable, Inc. of record in Book 9486, page 948, Register's Office for Davidson County, Tennessee.