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Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 08/26/04 14:49 2pgs
Fees:13.00 Taxes:732.60

20040826-0103560

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $198,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of August, 2004.

Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC K. MANN LARGE TN WILLIAMSON CO.

03-0408-32144

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Nayer Eradat	GMAC Mortgage	118-05-0-B 001CO
1011 Clayton Avenue	100 Witmer Road	
Nashville TN 37204	Horsham, PA 19004	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert Blair Corney and wife, Shannon Corney, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Nayer Eradat, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. "A" of Clayton Avenue Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 10305, Page 84, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Clayton Avenue Condominiums, as shown on Exhibit "B" to the Master Deed, of record as aforesaid, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Blair Corney by deed from Nathan E. Montgomery, Jr., an unmarried man, of record in Instrument No. 200006190060782, Register's Office for Davidson County, Tennessee. Being further conveyed to Robert Blair Corney and wife, Shannon Corney, by quitclaim deed of record in Instrument No. 20040816-0098738, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1011 Clayton Avenue, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 23rd day of August, 2004.

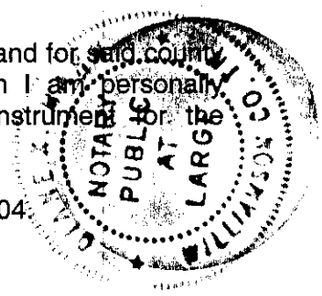
Robert Blair Corney

Shannon Corney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert Blair Corney and Shannon Corney, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 23rd day of August, 2004.



Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05