Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/27/04 16:01 2pgs
Fees:13.00 Taxes:264.55

20040827-0104135

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$71,500.00.**

Jane Stuart
Affiant

Subscribed and sworn to before me this 19 day of August, 2004.

Notary Public
My Commission Expires
(Affix Seal)

Notary Public At Large
DAVIDSON COUNTY
My Commission Expires 8-12-07

Return to:

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
RD Enterprises, LLC	SAME	090-11-0-A-018.CO and 090-11-A-159.CO
115 Penn Warren Drive, Suite 300-181		
Brentwood, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Garndal Davis and wife, Wilda Davis**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **RD Enterprises, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Tract 1:
Being Unit No. A-18 as shown on the Plat of Rock Harbor Condominiums, of record in Book 6153, pages 463 - 466, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Rock Harbor Condominium Association, all as described in Book 6153, page 421, et seq., said Register's Office.

Being part of the same property conveyed to Garndal Davis and wife, Wilda Davis, a one half undivided interest and Jack G. Hays and wife, Garnetta Hays, a one-half undivided interest, by deed from First American National Bank, on March 29, 1991, of record in Book 8319, page 712, Register's Office for Davidson County, Tennessee. And further conveyed from Jack G. Hays all his rights, title, and interest in said property by Quitclaim Deed to Garnetta Hays of record in Book 9729, page 273, said Register's Office. And further conveyed from Garnetta Hays all her rights, title, and interest in said property by Quitclaim Deed to Garndal Davis and wife, Wilda Davis of record in Instrument Number 20000420-00039779, said Register's Office.

Tract 2:
Being Unit No. R-159 on the plan of Rock Harbor Condominiums, of record in Book 6153, pages 463 - 466, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Rock Harbor Condominium Association, all as described in Book 6153, page 421, and restated in Book 6162, page 251, and by Amendment in Book 6896, page 661, and Book 7369, page 206, said Register's Office.

Being part of the same property conveyed to Davis & Hays, a Partnership, consisting of Garndal Davis and Garnetta Hays, by deed from FHS, Inc., on September 3, 1992, of record in Book 8721, page 95, Register's Office for Davidson County, Tennessee. And further conveyed to Garndal Davis and wife, Wilda Davis by Quitclaim Deed from Davis & Hays, a Partnership, consisting of Garndal Davis and Garnetta Hays of record in Instrument Number 20000420-0039778, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 4460, page 71, Register's Office Davidson County, Tennessee.
- Easement for Flowage of record in Book 2147, page 42, Register's Office for Davidson County, Tennessee.
- Easement for Ingress/Egress of record in Book 4196, page 206, Register's Office for Davidson County, Tennessee.
- Lease Agreement of record in Book 4726, page 568; and Book 5114, page 37, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 6153, page 421; and Book 6162, page 251; and Book 7369, page 206, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6153, page 448; and Book 6896, page 661Register's Office for Davidson County, Tennessee.

This is improved property known as: **515 Basswood Drive, Units A18 and R159, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 19, 2004.

Garndal Davis

Garndal Davis

Wilda Davis

Wilda Davis

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Garndal Davis and wife, Wilda Davis** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 19, 2004

My commission expires 04-20-06

Notary Public

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.