[ADDRESS NEW OWNER:] SEND TAX BILLS TO:] [MAP-PARCEL NO.]

James Edwin Gunn 4505 Harding Road, #176 Nashville, TN 37205	Same	Map 116-3.0
		Parcel 176.00

This instrument prepared by: Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 205, Nashville, Tennessee 37205.

Davidson County DEEDWARR
Recvd: 08/31/04 12:05 3pgs
Fees:18.00 Taxes:684.50

20040831-0105185

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Phillip E. Kirk and wife, Fran H. Kirk,** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **James Edwin Gunn,** unmarried, (The "Grantee"), his heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See Exhibit A

Being the same property conveyed to Phillip E. Kirk and wife, Fran H. Kirk, by Deed from Albert B. Cuniff and wife, Norma Cuniff dated November 4, 1985, of record in Book 6703, page 612 dated November 6, 1985, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Matters shown on the Plan of record in Book 5200, page(s) 45, said Register's Office.
3. Rights of others in and to the use of the areas designated as "Easement for Driveway" as shown on the Plan record in Book 4660, page 59, said Register's Office.
4. Easement granted to Metro for Sanitary Sewer and/or Storm Drainage of record in Book 4835, page 964, said Register's Office.
5. Easement granted to the City of Nashville for Sanitary Sewers dated March 8, 1962, of record in Book 3347, page 188, said Register's Office.
6. Easements retained in Deed of record in Book 5144, page 244, said Register's Office for driveway, parking, landscaping and constructing and maintaining a pipeline.
7. Master Deed of record in Book 5282, page 972, said Register's Office.

This is improved property commonly known as 4505 Harding Road, #176, Nashville, Tennessee 37205

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $185,000.00.

Affiant

Subscribed and sworn to before me this 28th day of July, 2004.

Notary Public

My Commission Expires:_____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantors.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 28th day of July 2004.

PHILLIP E. KIRK

FRAN H. KIRK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared PHILLIP E. KIRK and wife, FRAN H. KIRK with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28TH day of July , 2004.

Notary Public

My Commission Expires:_____

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 176 as shown on the Plat of Royal Oaks Apartments, a condominium of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee, together with an undivided 1.280% interest in common elements of 4505 Harding Road Homeowners' Association, as described in Book 5282, page 972, et seq., said Register's Office. Said Unit is also known as Apartment No. 176.