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. 23333-08-2004** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $125,000.00. Affiant Subscribed and sworn to before me this 15th day of September, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Larry Raye Sally Raye 4215 Harding Road #508 Nashville, TN 37205	New Owner	Map No.103.16-0B Parcel No. 055.00 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, **Dirthy M. P. McFall, Executrix of the Estate of Leon B. Pullen, deceased**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Larry Raye and wife, Sally Raye** ("Grantee"), its 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 Road #508, Nashville, Tennessee 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.

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 15th day of September, 2004.

Dirthy M. P. McFall, Executrix

Dirthy M. P. McFall, Executrix
Of the Estate of Leon B. Pullen, deceased

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Dirthy M. P. McFall, Executrix of the Estate of Leon B. Pullen, deceased**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2004.

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Notary Public

Davidson County DEEDWARR
Recvd: 09/24/04 14:26 2pgs
Fees:13.00 Taxes:462.50

20040924-0115658

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 508 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, as amended in Book 8666, page 789, said Register's Office.

Being the same property conveyed to Leon B. Pullen by deed dated October 22, 1987 from Mary Frances B. Blackard of record in Book 7387, page 142, Register's Office for Davidson County, Tennessee. Leon B. Pullen has since died, and by will of record in Instrument No. 5611-1469516, Probate Court for Davidson County, Tennessee, he authorized the Executrix to sell subject property, without the joinder of any beneficiary or the approval of any court. Letters testamentary were issued to Dirthy M. P. McFall in Probate File No. 04P675.

This conveyance is made subject to:

1. Taxes which have been pro-rated and assumed by the Grantee;
2. Charter of Incorporation of 4215 Harding Road Homeowners' Association of record in Book 5297, page 370;
3. Covenants, Conditions, Restrictions and Agreements of record in Book 5213, page 338, amended in Book 8666, page 789,
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;
6. All matters appearing on the Plan of record as Book 5200, page 71; and
7. Easement of record in Book 9486, page 948, Register's Office for Davidson County, Tennessee.