RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,875.00.

David Webber
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2004.

NOTARY PUBLIC

My commission expires: 9/30/06

JANE GRIFFITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

Davidson County DEEDWARR
Recvd: 10/18/04 14:03 2pgs
Fees:13.00 Taxes:743.24
20041018-0124965

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JUSTIN COLE 171 Jefferson Square Nashville, TN 37215	Same as new owner	MAP 131-05-0-A-171

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THOUSAND EIGHT HUNDRED SEVENTY FIVE AND NO/100 ($200,875.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees the receipt of which is hereby acknowledged; the undersigned, **PATRICIA A. LEDFORD, unmarried,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **JUSTIN COLE, unmarried,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Unit No. Q-171 Jefferson Square, Section One, A Condominium, a Horizontal Property Regime, located on Hillsboro Road, Nashville, Davidson County, Tennessee, as shown on the plat of Jefferson Square, Section One, Condominium Apartments, recorded in Book 4675, Page 12 of the Register's Office for Davidson County, Tennessee, to which reference is herby made. The easements, restrictive, covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Jefferson Square, Section One, Condominium Apartments, contained in the Master Deed and the By-laws appended thereto, recorded in Book 4731, Page 341, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Patricia A. Ledford, unmarried by Warranty Deed, from Dorothy Linda Hanson, recorded 11/08/02, in Instrument No. 20021106-0136555, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on the subdivision plat of record in Book 4675, page 12; to Master Deed and the By-laws of Jefferson Square, Section One, Condominium Apartments as shown in Book 4731, page 341; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 171 Jefferson Square, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2004 property taxes.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 30th day of September, 2004.

PATRICIA A. LEDFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Patricia A. Ledford, 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 and seal, this the 30th day of September, 2004.

Notary Public

My commission expires: 9/30/06

JANE GRAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006