Davidson County DEEDWARR
Recvd: 11/03/04 14:17 3pgs
Fees:18.00 Taxes:666.00

20041103-0132628

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Roger D. Yates	New Owner	Map 91-15A
5000 Park Avenue #100		Parcel 1
Nashville, TN 37209		
		12109 26b

This instrument prepared by : Robert J. Notestine III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

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, **Kenneth D. Keating and wife, Doris E. Keating** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Roger D. Yates, an un married person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 100, together with the Garage B. and the appurtenant interest in the common elements of Park Avenue Condominium, a horizontal property regime established by Master Deed of record in Instrument Number 200103070021702, as amended in Instrument Number 200104040032731 and further amended in Instrument Number 20020808-0095964, Register's Office for Davidson County, Tennessee. The premises herein described is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27--101 et seq. Of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof, and is subject to the By-Laws for the administration thereof of record in Instrument Number 200103070021703, said Register's Office.

Being the same property conveyed to Kenneth D. Keating, by deed of record as Instrument Number 20020927-0117763, said Register's Office.

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. Plan of record in Instrument Number 20010404-0032731, said Register's Office.
3. Master Deed and By-Laws of record as Instrument Number 20010307-0021702, as amended as Instrument Numbers 20010404-0032731, 20020808-0095964, and 20030205-0015857, said Register's Office.
4. Boundary plat of record in Book 57, page 103, said Register's Office.

This is improved property commonly known as 5000 Park Avenue #100, Nashville, Tennessee 37209.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Affiant

Subscribed and sworn to before me this 29 day of October, 2004.

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07

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.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of October, 2004.

Kenneth D. Keating

Doris E. Keating By Kenneth Keating Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29 day of October, 2004, before me personally appeared the undersigned, a Notary Public in and for said County and State, the within named Kenneth D. Keating, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged and executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of October, 2004.

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

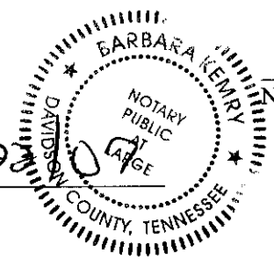
Notary Public

My Commission Expires: 9/22/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of October, 2004, before me personally appeared Kenneth D. Keating, to me known to be the person who executed the foregoing instrument on behalf of Doris E. Keating and who acknowledged that he executed the same as the free act and deed of the said Doris E. Keating.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of October, 2004.



Notary Public

My Commission Expires: 9/22/07