BOX 15

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. 23534-10-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $175,000.00. Affiant Subscribed and sworn to before me this 1st day of November, 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: Jake T. Embry Natalie E. Smith 3831 West End Avenue #214 Nashville, TN 37205	**Send Tax Bills To:** Franklin American Mortgage Co. 501 Corporate Centre Dr. Ste. #400 Franklin, TN 37067	**Tax Information:** Map No.104.09-0K Parcel No. 214.00 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, **Erika L. Radtke**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jake T. Embry and Natalie E. Smith**, both unmarried("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 3831 West End Avenue #214, 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 1st day of November, 2004.

Erika L. Radtke

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Erika L. Radtke**, 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 1st day of November, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 11/03/04 15:25 2pgs
Fees:13.00 Taxes:647.50

20041103-0132722

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 214, together with the appurtenant interest in the common elements of The Montclair, a horizontal property regime established by Master Deed and By-Laws of record in Book 7332, page 380, amended in Book 7902, page 113, Instrument No. 20021231-0162451 and Instrument No. 20030113-0005471, Register's Office for Davidson County, Tennessee, said Unit bein gdepicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed.

Being the same property conveyed to Erika L. Radtke, unmarried by deed dated March 1, 2000 from John D. Ferguson and wife, Carole S. Ferguson of record in Instrument No. 200003020020779, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Restrictions of record in Book 6846, page 838, Book 7332, page 380, Book 7902, page 113, Instrument No. 20021231-016245, Instrument No. 20030113-005471;
2. Easements of record in Book 6846, page 833, Book 6881, page 926, Book 7902, page 109, Book 7902, page 145; and
3. All matters appearing on the Plan of record in Book 6900, page 954, Register's Office for Davidson County, Tennessee.