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. 23512-10-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me this 19th day of November, 2004. Notary Public My Commission Expires: July 19, 2008

WARRANTY DEED

Address New Owner: David W. Malek 2051 Lombardy Avenue Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.117.07-0 Parcel No. 019.00 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, **Peggy A. Smallen, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David W. Malek** ("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 2051 Lombardy Avenue, Nashville, TN 37215

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 19th day of November, 2004.

Peggy A. Smallen

Peggy A. Smallen

Davidson County DEEDWARR
Recvd: 11/23/04 15:46 2pgs
Fees:13.00 Taxes:925.00
20041123-0140592

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Peggy A. Smallen**, 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 19th day of November, 2004.

Notary Public

My Commission Expires:
July 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2051, together with the appurtenant interest in the common elements of Kingsbridge Condominiums, a horizontal property retime established by Master Deed, of record in Book 7105, page 777, as amended in Book 7457, page 15, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed, together with allocated parking space No. P-14.

Being the same property conveyed to Peggy A. Smallen, unmarried by deed dated May 5, 1988 from Dominion Development Corporation, a Tennessee corporation of record in Book 7536, page 756, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been paid by the Grantor(s) and prorated by the parties.
2. Amended By-Laws of The Kingsbridge Homeowners Association, of record in Book 9539, page 564, Register's Office for Davidson County, Tennessee.
3. Amended Charter of Incorporation of Kingsbridge Condominium Association of record in Book 7182, page 216, Book 7182, page 221, Book 7817, page 947 and Book 7912, page 543, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Kingsbridge Condominiums, of record in Book 7105, page 777, amended in Book 7457, page 15, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. Easement for utilities of record in Book 1108, page 76, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 6763, page 357, Register's Office for Davidson County, Tennessee.