WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 11/24/07

Davidson County DEEDWARR
Recvd: 12/02/04 12:47 2pgs
Fees:13.00 Taxes:72.15

20041202-0143673

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul J. Bein	SAME	133-15A
(NAME)	(NAME)	
8203 Gordon Petty Court		21.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CONSOLIDATED EQUITY, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL J. BEIN , A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit E-1, of Pagoda Condominium created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6111, Page 22, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Referenced is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Hugh C. Howser, Jr., Trustee for Consolidated Equity, a Tennessee General Partnership, by deed from Pagoda Associates, a joint venture, of record in Book 6114, page 687, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantor(s); (b) Charter of record in Book 6110, Page 98, Register's Office for Davidson County, Tennessee; (c) Master Deed and Bylaws of record in Book 6111, Page 22; Book 8561, Page 461; and Book 10458, Page 936, Register's Office for Davidson County, Tennessee; and (d) Utility easements of record in Book 6548, Page 125, and Book 8870, Page 923, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 320 Welch Road Unit E-1, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 1st day of December, 2004.

Consolidated Equity, a Tennessee General Partnership

By: Trustee

Hugh C. Howser, Jr., Trustee

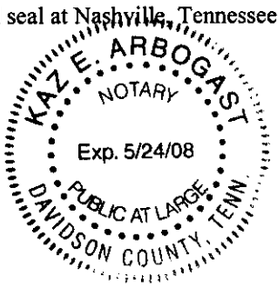
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned officer, personally appeared **Hugh C. Howser, Jr.**, with whom I am personally acquainted (or satisfactorily proven to be) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the trustee of **Consolidated Equity**, and who further acknowledged that he is authorized to execute the within instrument as trustee.

Witness my hand and official seal at Nashville, Tennessee this 1st day of December, 2004.

Commission expires:



Kaz E. Arbogast

Notary Public