WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/21/05 15:49 2 pgs
Fees:13.00 Taxes:791.80
20050121-0008167

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 214,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF January 2005

Notary Public

MY COMMISSION EXPIRES: 4/21/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles D. Biter (NAME)	Same (NAME)	MAP 103-16 Map 103-16 H
4040 Woodlawn Drive, Unit 22 (ADDRESS)	(ADDRESS)	PARCEL 10
Nashville, TN 37205 (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, Emily K. Johnston Hardcastle and husband, MacDonald K. Hardcastle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles D. Biter

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:

A condominium apartment in Davidson County, Tennessee, being Unit No. 22 of Stanford Place, a horizontal property regime pursuant to the Tennessee Horizontal Property act, as shown on the Plan Exhibit "B" to the Master Deed of record in Book 10018, page 140, as amended in Book 10058, page 623, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the condominium

Being the same property conveyed to Emily K. Johnston by deed dated 1/31/97 from Wellington II Limited Partnership of record in Book 10377, page 476, Register's Office for Davidson County, TN. The said Emily K. Johnston having since married and now being Emily K. Johnston Hardcastle. MacDonald K. Hardcastle joins in this conveyance to convey any interest he may have as the husband of Emily K. Johnston Hardcastle.

Subject to covenants, conditions and restrictions as contained in the Master Deed for Stanford Place condominiums as recorded in Book 10018, page 140 and amended in Book 10058, page 623, Register's Office for said County.

Taxes for the year 2005 are prorated and assumed by the Grantee(s) herein.

CONTINUED

unimproved ( )
This is improved (X) property, known as 4040 Woodlawn Drive, Unit 22, Nashville, TN 37205
(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 our hand s this 21st day of January, 2005

Emily K. Johnston Hardcastle

MacDonald K. Hardcastle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emily K. Johnston Hardcastle and husband, MacDonald K. Hardcastle

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of January 2005.

Commission expires 1/24/05

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who, upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

DANIEL F. ANDERSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

The legal description is the same as the previous deed of record.