PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(gj) Title No: 46107
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/08/05 10:55 2 pgs
Fees:13.00 Taxes:935.73
20050208-0014645

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Justin D. Tatum 320 Old Hickory Boulevard #600 Nashville, Tennessee 37221	SAME

TAX MAP-PARCEL NUMBERS: 128-12-A-034

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$252,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kevin L. Welsh , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Justin D. Tatum** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 600, Building 6 of Eagle Ridge at the Reserve, Section 4, Phase 1 A, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit A to the Master Deed of record in Instrument No. 20011011-0110875 and amended in Instrument No. 200204170047840, 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 Kevin L. Welsh, unmarried by deed from Eagle Ridge at the Reserve, LLC, a Tennessee Limited Liability Co. of record in Doc. No. 20020523-0063208, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record as setout in Exhibit "A" to the Master Deed and By Laws of record in Instrument No. 20011011-0110875 and amended in Instrument No. 20020417-0047840, said Register's Office, to which instruments reference is made for a complete description; The provisions of the condominium Master Deed of record in Instrument No. 20011011-0110875, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 320 Old Hickory Boulevard, Unit #600, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of February, 2005.

Kevin L. Welsh

State of TENNESSEE
County of DAVIDSON

On this 7th day of February, 2005 , before me the undersigned authority, personally appeared Kevin L. Welsh, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $252,900.00

Affiant

Sworn and subscribed before me this the 7th day of February, 2005

Notary Public

My Commission Expires: 11-25-2006

THERESA L SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE