# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/05 11:29 2 pg
Fees:13.00 Taxes:684.50

20050301-0022346

G-CD-05-0800

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00 / $185000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF February, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAWN D. CHASE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN MY COMMISSION EXPIRES 8/23/2008

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Terrence Scott Kowalicki | PHH Mortgage Corp. (NAME) | |
| 800 Woodland Street, #103 (ADDRESS) | 3000 Leadenhall Road (ADDRESS) | |
| Nashville, Tennessee 37206 (CITY) (STATE) (ZIP) | Mount Laurel, NJ 08054 (CITY) (STATE) (ZIP) | 82-16-E-3 CO |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JASON AARON MADDEN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TERRENCE SCOTT KOWALICKI, AN UNMARRIED MAN,, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 103, TOGETHER WITH PARKING SPACE #23, AND THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF CITY VIEW LOFTS CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED, RECORDED AS INSTRUMENT NO. 20020905-0107488, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AS AMENDED BY FIRST AMENDMENT TO MASTER DEED FOR CITY VIEW LOFTS CONDOMINIUMS RECORDED AS INSTRUMENT NO. 20030826-0123605, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT D TO THE AFOREMENTIONED MASTER DEED AND BEING LOCATED UPON LOT NO. 1 ON THE PLAN OF CITY VIEW LOFTS RECORDED AS INSTRUMENT NO. 20020828-0104026, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

.BEING THE SAME PROPERTY CONVEYED TO JASON AARON MADDEN, UNMARRIED BY WARRANTY DEED FROM CITY VIEW LOFTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED THE 30TH DAY OF SEPTEMBER, 2003 IN INSTRUMENT NO. 20030930-0144149, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Instrument Number 20020828-0104026; Instrument Number 20010529-0055280; Instrument Number 20020905-0107487; Instrument Number 20010529-0055279; Instrument Number 20020905-0107488; Instrument Number 20030826-0123605; Instrument Number 20041014-0124079; Instrument Number 20030826-0123605; Instrument No. 20041014-0124079; Instrument No. 20030826-0123606, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 800 Woodland Street, #103, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 22nd day of February, 2005.

Jason Aaron Madden

STATE OF Tennessee
COUNTY OF Davidson

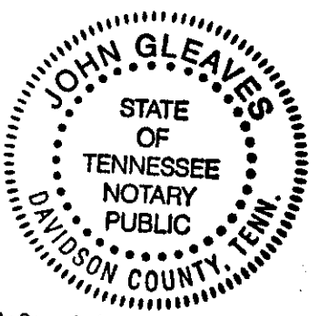
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason Aaron Madden, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the . 22nd day of February, 2005

Notary Public

My Commission Expires:

(SEAL)




My Commission Expires JULY 29, 2006

**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903