# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF February, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CARA MOWAD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 02, 2008

G-BOA-05-242

**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 |
|---|---|---|
| Benjamin Paul | Bank Of America Mortgage | |
| 242 Summit Ridge Drive #242 (ADDRESS) | (NAME) 9000 Southside Blvd. (ADDRESS) | |
| Nashville, Tennessee 37215 (CITY) (STATE) (ZIP) | Jacksonville, FL 32256 (CITY) (STATE) (ZIP) | 131-05-0B-242.00 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 HARRY H. WARD, JR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BENJAMIN PAUL AND WIFE, KENDRA KONEMAN PAUL, 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:

Being Unit No. 242 on the Plan of FOUR SEASONS Condominiums, created under Title 66, Section 27-101, et seq. as amended, T.C.A., and as established by as Master Deed of record in Book 6841, Page 349, as amended in Book 6847, Page 122, 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 said Master Deed. Reference is hereby made to the plat of Four Seasons Condominiums as shown in exhibit "D" to the Master Deed of record in Book 6841, Page 349, said Register's Office, for a more complete description of said Unit.

Being the same property conveyed to Harry H. Ward Jr., unmarried by Warranty Deed from Albert Duling IV, unmarried, recorded the 17th day of April, 2002 in Instrument No. 20020417-0047604, 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 20020417-0047605; Instrument Number 20021220-00157448, in the Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 242 Summit Ridge Drive #242, Nashville, Tennessee 37215
(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 25th day of February, 2005.

Harry H. Ward, Jr

Davidson County DEEDWARR
Recvd: 03/03/05 08:17 2 pgs
Fees:13.00 Taxes:351.50

20050303-0023248

STATE OF Tennessee
COUNTY OF Davidson

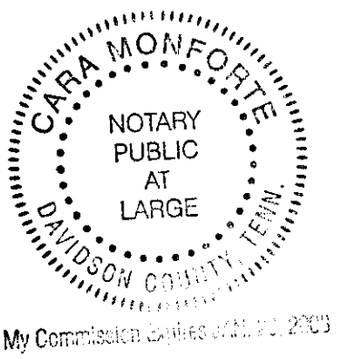
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harry H. Ward, Jr, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 25th day of February, 2005.

Notary Public

My Commission Expires:

(SEAL)




My Commission Expires JAN. 23, 2009

**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903