Davidson County DEEDWARR
Recvd: 03/22/05 11:07 2 pgs
Fees:13.00 Taxes:569.80
20050322-0031093

THIS INSTRUMENT PREPARED BY:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Richard A. Schultz and wife, Rebecca A. Schultz	Same	Map: 93-10-A
475 Second Avenue South		Parcel: 475
Nashville, TN 37201		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

HAURY AND SMITH CONTRACTORS, INC.

a Tennessee Corporation, hereinafter called the GRANTORS, having bargained and sold, and by these presents do transfer and convey unto,

RICHARD A. SCHULTZ AND WIFE, REBECCA A. SCHULTZ

hereinafter called the GRANTEES, their heirs and assigns, a certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

UNIT NO. 475 in Howell Park, a Condominium, a Horizontal Property Regime as shown in a plan recorded in Book 6250, page 868, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6816, page 411, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Howell Park, Condominium Apartments, contained in the Master Deed and By-laws appended thereto, recorded in Book 6816, page 411, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

BEING a part of the same property conveyed to Haury and Smith Contractors, Inc., by deed from Metropolitan Development and Housing Agency of record in Book 6521, page 181, Register's Office for Davidson County, Tennessee.

EXCLUDED FROM THE COVENANTS OF WARRANTY OF THIS DEED ARE:

1. Taxes for 2005;

2. Terms and provisions of Master Deed and By-laws of record in Book 6816, page 411, Register's Office for Davidson County, Tennessee.

3. Plan of record in Book 6250, page 868, said Register's Office, shows an Owner's Certificate and certain notes, easements and setback lines.

This is improved property known as 475 Second Avenue South, Nashville, TN 37201.

TO HAVE AND TO HOLD the same tract or parcel of land with appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said unit in fee simple, have good right to convey it, and the same is unencumbered, except as hereinabove set forth; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said unit to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever except as set forth above. 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 17th day of March, 2005.

HAURY AND SMITH CONTRACTORS, INC.

BY Randall Lowery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Randall Lowery with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and, who, upon oath, acknowledged himself to be the Sec. Treas of **HAURY AND SMITH CONTRACTORS, INC.** the within named bargainor, a corporation, and that he executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Randall Lowery as Sec Treas.

WITNESS my hand and seal at office in Nashville, Tennessee, this 17th day of March, 2005.

Gail Pigg
NOTARY PUBLIC

My commission expires: May 24, 2008.

GAIL PIGG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 154,000.00.

Randall Lowery

Sworn to and subscribed before me this 17th day of March, 2005.

Gail Pigg
NOTARY PUBLIC

My commission expires: May 24, 2008.

GAIL PIGG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN