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Davidson County DEEDWARR
Recvd: 03/30/05 11:51 3 pg
Fees:18.00 Taxes:470.18
20050330-0034417

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,077.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of March, 2005.

Notary Public

My Commission Expires: 11-22-05

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mark E. Ousley and Andrea M. Ousley
1987 Nashboro Blvd.
Nashville, Tennessee 37217

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
135-12-O-C-006.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gallardia Properties, LLC** hereinafter referred to as Grantors, hereby transfers and conveys to **Mark E. Ousley and Andrea M. Ousley, husband and wife,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Unit No. 6 on the Plan of a Horizontal Property Regime Plat, Nashboro Village-Tract 13, of record in Instrument No. 20021230-0161681, Register's Office for Davidson County, Tennessee, reference to said plan being hereby made for a more complete description thereof.

Being part of the same property conveyed to Gallardia Properties, LLC by Quitclaim Deed from Vastland Nashboro Development, LLC, a Tennessee limited liability company of record in Instrument No. 20040805-0094230, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Instrument No. 20021230-0161681, Register's Office for Davidson County, Tennessee.

Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act" Tennessee Code Annotated and as set forth in the Master Deed recorded in Book 4827, page 14, as supplemented by Instruments recorded in Book 5469, page 840 and Book 7751, page 907, Register's Office for Davidson County, Tennessee.

Easement of record in Book 6209, Page 538, Register's Office for Davidson County, Tennessee.

Easement of record in Book 6209, Page 538, Register's Office for Davidson County, Tennessee.

That portiona of the subject property which lied within the right of way of Nashboro Boulevard, Flintlock Court, and Longhunter Court, as dedicated in Plat Book 4660, page 73 (Longhunter Court) (Tract 20), Plat Book 4660, page 74 (Flintlock Court) (Tracts 13,14,and 15) and Plat Book 4460, pages 149-151, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

All matters shown on the survey of the Property, Survey Number 486-0202, dated 4/17/2002 last revised 4/16/2002, prepared by Jimmy C. Yated, TN RLS # 1597 of Wamble & Associates, PLLC, Surveyors.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1987 Nashboro Blvd., Nashville, Tennessee 37217.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 24th day of March, 2005.

Gallardia Properties, LLC
BY: _____
K. Thomas Sidwell, closing agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named K. Thomas Sidwell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the forgoing instrument for the purposes therein contained, and who further acknowledged he is the closing agent of Gallardia Properties, LLC and that he is authorized by Gallardia Properties, LLC to execute this instrument on its behalf.

Witness my hand and official seal this 24th day of March, 2005.

Notary Public

My Commission Expires: 11-22-05

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY