WARRANTY DEED

G-TRA-05-1014

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF March, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

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
Joann Conrad		
1014 Todd Preis Drive S-402	(NAME) New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221		142-5-C-54 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 SCOTT D. WHELAN AND NILA WHELAN MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOANN CONRAD, UNMARRIED, 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 NUMBER S-402 TOGETHER WITH CARPORT DESIGNATED NO. S-402-C OF PHASE ONE, SECTION FOUR, RIVER PLANTATION CONDOMINIUM APARTMENTS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 4892 AT PAGE 440 AS AMENDED IN BOOK 4956, PAGE 756, THE PLAT OF WHICH IS OF RECORD IN PLAT BOOK 4860 AT PAGE 17, 18 AND 19 AS AMENDED IN PLAT BOOK 4860, PAGE 107, 108 AND 109, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.BEING THE SAME PROPERTY CONVEYED TO SCOTT D. WHELAN AND NILA P. WHELAN BY WARRANTY DEED FROM ELIZABETH COBLE, UNMARRIED RECORDED NOVEMBER 30, 2004 IN INSTRUMENT NO. 20041130-0142518, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO SCOTT D. WHELAN AND NILA P. WHELAN BY WARRANTY DEED FROM ELIZABETH COBLE, UNMARRIED RECORDED NOVEMBER 30, 2004 IN INSTRUMENT NO. 20041130-0142518, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ALSO BEING THE SAME PROPERTY CONVEYED TO ELIZABETH D. COBLE BY WARRANTY DEED RECORDED JANUARY 25, 1994 IN BOOK 9229, PAGE 284, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 4675, page 127; Book 4860, page 17,18,19, Book 4860, page 107, 108,109, Book4892, page 456; Book 4892, page 440; Book 4956, page 756; Instrument Number 20050128-0010626; Book 7776, page 934, in the Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1014 Todd Preis Drive S-402, Nashville, Tennessee 37221
(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 29th day of March, 2005.

Scott D. Whelan

Nila P. Whelan

Davidson County DEEDWARR
Recvd: 04/05/05 09:35 2 pgs
Fees:13.00 Taxes:462.13

20050405-0036767

STATE OF Tennessee
COUNTY OF Davidson

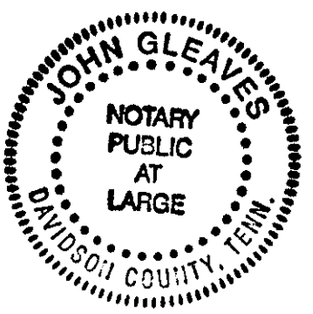
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott D. Whelan and Nila Puhelan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the .

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903