Instrument Prepared by Prime Escrow, Inc., Richard A. Northcutt, Atty., 109 N. Cannon St., Woodbury, TN 37190
based upon information provided by the parties

Davidson County DEEDWARR
Recvd: 04/05/05 13:07 2 pgs
Fees:13.00 Taxes:81.40
20050405-0037143

Name and Address of New Owner: John Phillip Finkelstein
441 Harding Place, Unit D-4
Nashville, TN 37211

Send Tax Bill to: New Owner

Map: 147 **Group:** 3-0-A **Parcel:** 50co

WARRANTY DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which being hereby acknowledged, I, KYLE D WILLIAMS, hereinafter called the Grantor have bargained and sold and by these presents transfer and convey unto JOHN PHILLIP FINKELSTEIN, the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

REAL PROPERTY in Davidson County, Tennessee, being Unit No. D-4 of Harding Place Condominium created under Title 66, Chapter 27, Section 101 et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6104, Page 725, 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 Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, Page 571, Register's Office for Davidson County, Tennessee for a more complete identification and description of said Unit.

Being the same property conveyed to Richard A. Northcutt and Kyle D Williams by Warranty Deed of Steven G. Lunn dated November 17, 1998 and filed for record on November 18, 1998 in Deed Book 11210, Page 785, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Kyle D Williams by Quitclaim Deed of Richard A. Northcutt dated April 1, 2002 and filed for record on April 10, 2002 in instrument number 20020410-0044108, said Register's Office.

Property Address: 441 Harding Place, Unit D-4, Nashville, TN 37211

It is agreed and understood that possession of the premises shall be granted with delivery of the deed.

It is further agreed and understood that the property taxes shall be prorated.

This property is subject to Master Deed and Bylaws of record in Book 6104, Page 725, Register's office for said county.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor covenants with said Grantee that he is lawfully seized and possessed of said land in fee simple, has 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. (Whenever 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 signature on April 1, 2005.

Kyle D Williams
KYLE D WILLIAMS

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF CANNON

Before me, a Notary Public in and for the said state and county, personally appeared KYLE D WILLIAMS, with whom I am personally acquainted or proved identity on the basis of satisfactory evidence, the bargainor, and who acknowledged the execution of the foregoing instrument (Warranty Deed) for the purposes therein contained.

Witness my hand and seal at Woodbury, Tennessee on April 1, 2005.

My Commission Expires: 10-27-08 NOTARY PUBLIC

RICHARD A. NORTHCUTT STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $22,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me on April 1, 2005.

My Commission Expires: 10-27-08 NOTARY PUBLIC

RICHARD A. NORTHCUTT STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY