WARRANTY DEED	State of Tennessee County of Davidson
SIDWELL & BARRETT, P.C. 121 1st Avenue South, Suite 200 Franklin, TN 37064	The actual consideration or value, whichever is greater, for this transfer is $84,900.00 Affiant Subscribed and sworn to before me, this the 1st day of April, 2005. Notary Public My commission expires: 5/24/05 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Daniel P. Duran	New Owner	142-04-0-A-070co
210 Old Hickory Blvd., #70		
Nashville, TN 37221		

Davidson County DEEDWARR
Recvd: 04/08/05 11:47 2 pg
Fees:13.00 Taxes:314.13
20050408-0038852

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Edward D. Holzapfel and Mary M. Holzapfel, Trustee of the Holzapfel Joint Revocable Living Trust Agreement U/A/D August 24, 1999

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel P. Duran, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being a certain condominium apartment, Unit No. 70, in a Horizontal Property Regime located on the Plat of Belle Forest, as of record in Book 5200, Page 167, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Edward D. Holzapfel and wife, Mary M. Holzapfel, by Deed from Thomas C. Scott, Trustee, of record in Book 5558, Page 437, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Edward D. Holzapfel and Mary M. Holzapfel, Trustees of the Holzapfel Joint Revocable Living Trust Agreement U/A/D August 24, 1999, and any successors in Trust, and any amendment thereto, by Quitclaim Deed of record in Book 11658, Page 760, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Forest Condominiums of record in Book 5438, Page 699, said Register's Office, easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is Improved (X) unimproved (____) property, known as: **210 Old Hickory Blvd., #70, Nashville, TN 37221**

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 we do covenant with the said GRANTEES 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 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/our hand(s) this **1st** day of **April, 2005.**

Edward D. Holzapfel

Edward D. Holzapfel

Edward D. Holzapfel, Trustee

Edward D. Holzapfel, Trustee of the Holzapfel Joint Revocable Living Trust Agreement U/A/D August24,1999

Mary M. Holzapfel

Mary M. Holzapfel

Mary M. Holzapfel Trustee

Mary M. Holzapfel, Trustee of the Holzapfel Joint Revocable Living Trust Agreement U/A/D August 24, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Edward D. Holzapfel and wife, Mary M. Holzapfel,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **April, 2005.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 4/10/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward D. Holzapfel and Mary M. Holzapfel, Trustees of the Holzapfel Joint Revocable Living Trust Agreement U/A/D August 24, 1999, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of April, 2005.

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 4/10/05