PREPARED BY (AND RETURN TO):

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W & I Ref:(dm) Title No: 46209
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/18/05 14:36 2 pgs
Fees:13.00 Taxes:1150.70
20050418-0042931

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John E. McDowell 4215 Harding Pike #602 Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 103-16-B-061

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$311,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roy W. Novak , unmarried and Brian D. Whitworth , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John E. McDowell , unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 602 of Windsor Tower Condominium Apartments a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on The Plan to the Master Deed of record in Book 5200, page 71 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Roy W. Novak, unmarried and Brian D. Whitworth, unmarried joint tenants with right of survivorship by deed from Rebecca Thomas Keene, Administratrix CTA and Devisee, and Janice Thomas Hardie of the Estate of Rebecca Thomas, deceased of record in Doc. No. 20031119-0169035, Register's Office for Davidson County, Tennessee

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Page 71, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description thereof: Easement and Right of Entry Agreement of record in Book 9486, page 948, said Register's Office to VSC Cable, Inc. The provisions of the condominium Master Deed of record in Book 5313, page 338 amended in, Book 8666, page 789, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 4215 Harding Pike, Unit #602, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of April, 2005.

Roy W. Novak

Brian D. Whitworth

State of TENNESSEE

County of DAVIDSON

On this 15th day of April, 2005 , before me the undersigned authority, personally appeared Roy W. Novak and Brian D. Whitworth , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $311,000.00

Affiant

Sworn and subscribed before me this the 15th day of April, 2005

My Commission Expires: _____ CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 21, 2007