WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $149,900.00.

Affiant

Subscribed and sworn to me on April 15, 2005.

NOTARY PUBLIC

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005

Davidson County DEEDWARR
Recvd: 04/25/05 12:29 2 pgs
Fees:13.00 Taxes:554.63

20050425-0045655

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20631SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Corey Reppond Rachel Reppond 487 Huntington Ridge Drive Nashville, TN 37211	SAME	161-11-0-A-110.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Linda Boyte, an unmarried person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Corey Reppond and wife, Rachel Reppond, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 110, on the Plan of Huntington Ridge Townhouses, as of record in Plat Book 4675, page 9, Site Plan Book 4460, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Linda Boyte, by deed from Angela Aboud, n/k/a Angela Aboud Hall, married, of record as Instrument No. 20020724-0088884, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Plat Book 4675, page 9 and Site Plan Book 4460, page 67, Register's Office for Davidson County, Tennessee.
4. The premises herein described is a condominium apartment established pursuant to 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; also subject to easements, rights and interests 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 buildings thereof; and also including, without limitation, all conditions,

covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Huntington Ridge Townhouses, of record in Book 4729, page 687, as amended in Book 4889, page 905, Book 5394, page 243, Register's Office for Davidson County, Tennessee.

5. Homeowner's Association Charter of record in Book 4729, page 682 and Book 4890, page 84, Register's Office for Davidson County, Tennessee.
6. By-Laws of record in Book 7423, page 762, of record in Register's Office for Davidson County, Tennessee.
7. Subject to the rights of others in and to the common areas.
8. Subject to the lien for special assessments contained in the Master Deed and By-Laws as specified above.

This property is also known as improved property located at 487 Huntington Ridge Drive, Nashville, TN 37211.

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 GRANTOR does covenant with the said GRANTEES that they are 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 GRANTOR does further covenant and bind herself, her heirs and assigns, 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 our hands on April 15, 2005.

Linda Boyte

Linda Boyte

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 15, 2005, before me, the undersigned, personally appeared Linda Boyte, an unmarried person, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on April 15, 2005.

David B. Herbert

NOTARY PUBLIC

My Commission Expires:

DAVID B. HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires
January 24, 2009
STATE OF TENNESSEE