Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

25-113

Davidson County DEEDWARR
Recvd: 04/26/05 10:31 2 pgs
Fees:13.00 Taxes:234.38

20050426-0046314

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **April, 2005** by and between **Carla B. White** , herein after referred to as GRANTOR, and **Ten Talents, LLC.** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:
Land in Davidson County, Tennessee, being all of Unit No. 52, Building 8, on the Plan of Hickory Valley Condominiums, Phase II, as shown by plat appearing of record in Plat Book 4460, page 133, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for more complete details of said lot.

This conveyance is subject to the following items:

1) Master Deed of record in Book 4659, page 32 and Book 4937, page 429, Register's Office for said County.

2) Bylaws of record in Book 5606, page 663; and Book 7497, page 740, Register's Office for said County.

3) HOA Charter of record in Book 7980, page 470, Register's Office for said County.

4) Boundary Plat of record in Book 4300, page 197, Register's Office for said County.

Being the same property conveyed to Carla B. White by Warranty Deed from Tabetha C. Edwards, dated May 31, 2002, of record in Instrument Number 20020603-0066435, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 5510 Country Drive #52, Nashville, TN. 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Carla B. White

Carla B. White
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Carla B. White** , 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **15th** day of **April, 2005.**

Notary Public

MY COMMISSION EXPIRES
NOVEMBER 26, 2005

My Commission Expires:_____

HOLLY NEWMAN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Name and Address of Property Owner:
Ten Talents, LLC.
404 Verandah Lane, Franklin, TN 37064

Send Tax Statements to:
SAME
,

Map and Parcel--162.09-0A-052.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$63,345.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **April, 2005.**

Notary Public

MY COMMISSION EXPIRES
NOVEMBER 26, 2005

My Commission Expires: _____

HOLLY NEWMAN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
25-1-113