Davidson County DEEDWARR
Recvd: 05/20/05 13:35 2 pg:
Fees:13.00 Taxes:222.00
20050520-0057245

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

GRANT M. STONE
818 Ashlawn Place
Nashville, TN 37211

SEND TAX BILLS TO:
Same

WARRANTY DEED

(Map Number 161-05-0-A; Parcel Number 39.00 CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **BRADFORD C. DODD,** an unmarried person, hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **GRANT M. STONE**, an unmarried person, hereinafter referred to as "Grantee", his heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Unit No. B-18 of Ashlawn Place Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6607, page 596, and as amended in Book 7168, page 550, 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 said Master Deed. Reference is hereby made to the plat of Ashlawn Place Condominiums, as of record shown on Exhibit A-2 to the Master Deed in Book 6607, page 596, said Register's Office, for more complete identification and description of such unit.
>
> BEING the same property conveyed to Bradford C. Dodd, an unmarried man, by deed from J. Christine Cochran, unmarried, of record in Book 10621, page 526, Register's Office for Davidson County, Tennessee.
>
> The legal description contained herein is the same as that contained in the previous instrument of record.
>
> THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on Master Deed of record in Book 6607, page 596, and as amended in Book 7168, page 550, and Charter of record in Book 6607, page 182 and Book 6769, page 527, and By Laws of record in Book 6607, page 645, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **818 Ashlawn Place, Nashville, TN 37211**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2005 real property taxes which will be prorated at closing and assumed by the Grantee.

GRANTOR FURTHER COVENANTS and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this the 12th day of May, 2005.

BRADFORD C. DODD

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared BRADFORD C. DODD, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument (Warranty Deed) for the purpose therein contained.

Witness my hand and official seal at office in Franklin, Tennessee, on this 12th day of May, 2005.

Glenn S. Macbeth, Notary

My Commission Expires: August 20, 2006

GLENN S. MACBETH NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES: AUGUST 20, 2006

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$60,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12th day of May, 2005.

Glenn S. Macbeth, Notary

My Commission Expires: August 20, 2006

GLENN S. MACBETH NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES: AUGUST 20, 2006