THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24168-04-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $42,000.00. x Frank W. Wade Affiant Subscribed and sworn to before me this 10th day of May, 2005. Notary Public My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

WARRANTY DEED

Address New Owner: Kennedy J. Marshall 2929 Selena Drive #158 Nashville, TN 37211	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.119.14-0A Parcel No. 158.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Frank W. Wade**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kennedy J. Marshall,** unmarried ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2929 Selena Drive #158, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

This is not now, nor has it ever been, the principal residence of the Grantor herein.

And Grantor covenants that it 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 set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of May, 2005.

Frank W. Wade

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Frank W. Wade**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of May, 2005.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 05/23/05 14:22 2 pgs
Fees:13.00 Taxes:155.40

20050523-0057969

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 158 Bldg. K on the Plan of Kingswood Condominiums, of record in Plat Book 5200, page 520, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Kingswood, a horizontal property regime established by Master Deed of record in Book 6058, page 320, said Register's Office.

Being the same property conveyed to Frank W. Wade by deed dated February 26, 2004 from Glenn Garrett Callis, unmarried of record in Instrument No. 20040227-0022321, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Restrictive covenants contained in an instrument of record in Book 909, page 48, Book 919, page 393, Book 919, page 628, Book 928, page 752, Book 946, page 252, Book 1001, page 539, Book 1579, page 387, and Book 1581, page 55, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Kingswood Homeowner's Association of record in Book 6092, page 579, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Kingswood, of record in Book 6058, page 320, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3645, page 9, Book 3822, page 25, Book 4259, page 977, Book 4260, page 332, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 5200, page 520, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Plan of record as Book 4955, page 25, Register's Office for Davidson County, Tennessee.
9. Easement for systems of communications of record in Book 11362, page 523, Register's Office for Davidson County, Tennessee.