Davidson County DEEDWARR
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Fees:13.00 Taxes:2086.80

20050531-0060684

WARRANTY DEED

EMILY H. PROPHET
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TN

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 564,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF APRIL, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Alton Ross, Jr	same	MAP:Part of 117-02-0-070.00
3000 New Natchez		Parcel:
Nashville, TN 37215	,	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

OP PROPERTIES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ALTON ROSS, JR, A MARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3000 New Natchez, Nashville, TN 37215

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 its hand on the 6TH day of May, 2005.

OP Properties

William T. Owen, Partner

Chad I. Pearman, Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, William T. Owen and Chad I. Pearman, Partners of OP Properties, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the partners of OP PROPERTIES, the within named barganor, a Partnership, and that William T. Owen and Chad I. Pearman, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Partnership for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 6th day of May, 2005.

Notary Public _____

My Commission Expires: _____

EMILY H. PROPHET
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TN

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
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EXHIBIT A - LEGAL DESCRIPTION

Being Unit A shown on Exhibit B of the Master Deed of the Woodlawn/Natchez Condominiums filed April 26, 2005 in the Register's Office for Davidson County, Tennessee, instrument number 20050426-0046490. Property is also a part of Lot 12 on Block 6 of E.L. Hampton's Subdivision of the Stokes Tract, of record in Book 974, page 24, Register's Office for Davidson County.

Being a part of the same property conveyed to Op Properties by Quitclaim Deed from Jean M. Owen in instrument number 20040524-0060616, Register's Office for Davidson County.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herrein