WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/05 13:44 2 pgs
Fees:13.00 Taxes:946.03

20050603-0063474

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$255,685.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of May, 2005.

Notary Public

My commission expires: 2/15/09 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **Steve Poe**	Send Tax Bills To: Same	Map-Parcel Numbers **P/O 131-02-128 & 129**
4210 Hillsboro Pike, #208		
Nashville, TN 37215		

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

Craighead Patten Properties, a Tennessee joint venture, By: Craighead Development, LLC, it's managing Venturer

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

Steve Poe and Cindy Poe, husband and wife

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

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 208 of the Hillsboro Quarters II 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 and By-Laws for Hillsboro Quarters Condominiums, of record in Instrument No. 20040421-0045569, Instrument No. 20040511-0054050, Instrument No. 20050110-003192 and Instrument No. 20050425-0045365, 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 plan of Hillsboro Quarters II Condominiums, as set out on Exhibit "A" to the Third Amendment to the Master Deed, of record in Instrument No. 20050425-0045365, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Craighead Patten Properties, a Tennessee joint venture, composed of Craighead Development, LLC, a Tennessee limited liability company and Patten Properties, LLC, a Tennessee limited liability company, by Deed from Raymond W. Waller and Carleen B. Waller, Jr., Trustees of the Waller Family Trust and Raymond W. Waller, Individually, of record in Instrument No. 20040203-0012776, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Master Deed and By-Laws of Hillsboro Quarters Condominiums, of record in Instrument No. 20040421-0045569, Instrument No. 20040511-0054050, Instrument No. 0050110-0003192 and Instrument No. 20050425-0045365, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and will be paid by the GRANTOR(s) herein.

This is improved (_X__) Unimproved (____) property, known as **4210 Hillsboro Pike, #208, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, 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 its hand(s) this **27th** day of **May, 2005.**

Craighead Patten Properties, a Tennessee joint venture, by Craighead Development, LLC, its Managing Venturer

By: _____
Carl A. Neuhoff, Jr., Assistant Chief Manager

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Carl A. Neuhoff, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Assistant Chief Manager of the Craighead Patten Properties, a, within named bargainor, a Tennessee joint venture, by Craighead Development LLC, its managing venturer, and that he/she as such Assistant Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such Assistant Chief Manager.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **May, 2005.**

Notary Public

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 11-19-08