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. 24326-05-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me this 31st day of May, 2005. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Christopher W. Hyndman 3014 Hedrick Street #302 Nashville, TN 37203	New Owner	Map No.104.02-0T Parcel No. 302.00 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, **Derek A. Riebau, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher W. Hyndman, 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 3014 Hedrick Street #302, Nashville, TN 37203

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.

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 31st day of May, 2005.

Derek A. Riebau

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Derek A. Riebau**, 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 31st day of May, 2005.

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Notary Public

Davidson County DEEDWARR
Recvd: 06/09/05 14:41 2 pgs
Fees:13.00 Taxes:1295.00

20050609-0066243

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 302, together with the appurtenant interest in the common elements of West End Lofts Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 200007140069948, amended in Instrument No. 20010524-0054282, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Deed.

Being the same property conveyed to Derek A. Riebau by deed dated August 29, 2001 from Lynn S. Ellsworth of record in Instrument No. 20010905-0095795, Register's Office for Davidson County, Tennessee.

Together with Grantor's rights in parking space Number 6 as depicted in Exhibit "D" to the Master Deed described in Paragraph 3 below.

This conveyance is made subject to:

1. Taxes which have been pro-rated and assumed by the Grantee;
2. Charter of Incorporation of West End Lofts Condominium Association, Inc. of record in Instrument No. 200410140124080;
3. 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 West End Lofts Condominums, of record in Instrument No. 200007140069948 amended in Instrument No. 20010524-0054282;
4. All matters appearing on the Plan of record as Book 11190, page 63; and
5. Landscaping contract recorded in Instrument No. 200008020076554, Register's Office for Davidson County, Tennessee.