40-14

PREPARED BY AND RETURN TO:

HARRIS TITLE & ESCROW, LLC
40 Burton Hills Boulevard
Suite 150
Nashville, Tennessee 37215
T: (615) 665-9766
F: (615) 665-9767
admin@harristitle.com
File #055017

Davidson County DEEDWARR
Recvd: 05/10/05 15:17 2 pgs
Fees:13.00 Taxes:1905.50
20050610-0066911

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
W. Gary Blackburn 3014 Hedrick St., Unit PH4 Nashville, TN 37203	SunTrust Mortgage, Inc. P.O. Box 305110 Nashville, TN 37230-5110

TAX MAP-PARCEL NUMBERS: MAP 104-2-T, PARCEL 504

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10 (TEN DOLLARS), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bailey P. Robinson IV.** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **W. Gary Blackburn,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit Number PH4, together with the appurtenant interest in the common elements of West End Lofts Condominiums, a horizontal property regime established by Master Deed, appearing as Instrument Number 20007140069948, as amended by First Amendment to Master Deed and By-Laws of West End Lofts Condominiums, recorded as Instrument Number 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 Master Deed.

Pursuant to the terms of Paragraph 8 of the Master Deed, Grantor hereby allocates to Grantee parking space numbers 8 and 18 as depicted on Page 13 of Exhibit "D" to the Master Deed, described in Paragraph 2, Exhibit "A" thereto.

Being the same property conveyed to Bailey P. Robinson, IV by deed from William M. Butler of record in Instrument Number 20020807-0095296, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. Taxes for the year of 2005, a lien not yet due and payable.
2. All matters shown on the Plan of record in Plat Book 11190, Page 63, Register's Office of Davidson County Tennessee.
3. Provisions of the Tennessee Horizontal Property Act as set out in Section 66-27-101, *et seq.*, of the Tennessee Code Annotated; the By-Laws for the administration thereof; the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of West End Lofts of record in Instrument Number 20007140069948, as amended in Instrument No. 200105240054282 all of record in the Register's Office of Davidson County Tennessee.
4. Landscape Contract of record in Instrument No. 200008020076554, Register's Office of Davidson County Tennessee.
5. Charter for West End Lofts Condominium Association, Inc. of record in Instrument No. 20041014-0124080, Register's Office of Davidson County Tennessee.

Jehan Claire Robinson, wife of Bailey P. Robinson, IV, joins in the execution of this instrument for the purposes of conveying her marital interests, if any, in subject property.

This is improved property known as: 3014 Hedrick St., Unit 504 (a/k/a PH4), Nashville, TN 37203

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

GRANTOR COVENANTS with Grantees, his or her heirs, and assigns, that said Grantor is lawfully seized of said land in fee simple, has a good right to convey it, and that the same is unencumbered except as indicated in this document.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend title to said land to said Grantees and Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of May 2005.

Bailey P. Robinson, IV

Jehan Claire Robinson

Jehan Claire Robinson

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Bailey P. Robinson IV and Jehan Claire Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 24th day of May 2005.

Notary Public

My commission expires: 5/30/2007

CHERI D. WELDY NOTARY PUBLIC AT LARGE EXPIRES 5/30/07 DAVIDSON COUNTY, TENN.

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $515,000.00.

Affiant

Sworn and subscribed before me this 24th day of May, 2005.

Notary Public

My commission expires: 5/30/2007

CHERI D. WELDY NOTARY PUBLIC AT LARGE EXPIRES 5/30/07 DAVIDSON COUNTY, TENN.