BOX #14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/05/05 09:28 2 pgs
Fees:13.00 Taxes:675.25
20050705-0076565

State of Tennessee)
County of Davidson)

G#19001-2

The actual consideration or value, whichever is greater, for this transfer is **$182,500.00.**

Carolyn Holmes
Affiant

Subscribed and sworn to before me, this the 30th day of June, 2005.

Notary Public

My commission expires: 3/22/09

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

(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:	Send Tax Bills To:	Map-Parcel Numbers
JR/RRD GROUP, LTD.	**"NEW OWNER"**	**Map 104-08-0-G Parcel 009.00co**
5150 Walcutt Court		
Columbus, OH 43228		

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

CAROLYN WARD HOLMES, unmarried

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

JR/RRD GROUP, LTD., an Ohio limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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. C-1 of the Arlington Court 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 for Arlington Court Condominiums, of record in Book 6806, Page 22, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6806, Page 50, said Register's Office, 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 Arlington Court Condominiums as shown on Exhibit "C" to the Master Deed, of record in Book 6806, at Page 65, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Carolyn Ward Holmes, by Warranty Deed dated November 14, 1989, from Ralph P. Cadenhead and William R. Cadenhead and Rachel P. Cadenhead, of record in Book 7984, Page 8, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to 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 building 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 Arlington Court Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is IMPROVED (__X__) unimproved (____) property, known as: **1711 18th Avenue South, #C-1, Nashville, TN 37212**.

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

covenant 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 my hand this **30th** day of **June, 2005.**

Carolyn Ward Holmes

CAROLYN WARD HOLMES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CAROLYN WARD HOLMES,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **June, 2005.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09