Davidson County DEEDWARR
Recvd: 07/06/05 14:58 2 pgs
Fees:13.00 Taxes:784.40
20050706-0077627

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $212,000.00

Affiant

Subscribed and sworn to before me, this 16 day of June 2005.

Notary Public
My commission expires: 1-26-07

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

Address of New Owner:	Send Tax Bills to:	Tax Information
Ryan Craig Caldwell	SUNTRUST MORTGAGE, INC	104-08-0-F/9.00
1923 Capers Ave.	P.O.BOX 79041	
Nashville TN 37212-0000	BALTIMORE, MD 21279-0041	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Gregory D. Overby, an unmarried person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Ryan Craig Caldwell, an unmarried person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 9 of Old Town Condominiums a Horizontal Property Regime, located in Davidson County, Tennessee, and described in a Master Deed recorded in Book 6625 Page 891, re-recorded in Book 6639 Page 116 and amended in Book 6928 page 461; Book 6980 Page 840 and Book 6961 Page 1 Register's Office for Davidson County, Tennessee, to which reference is hereby made and further described on the plat appended to master deed Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Old Town Condominiums contained in the Master Deed and By-Laws appended thereto, recorded in Book 6625, page 891, re-recorded in Book 6639 Page 116 and amended in Book 6928 page 461; Book 6980 Page 840 and Book 6961 Page 1 Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This conveyance is made subject to the following: 1) 2005 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 6625 Page 891, re-recorded in Book 6639 Page 116 and amended in Book 6928 page 461; Book 6980 Page 840 and Book 6961 Page 1 Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; 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, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Old Town Condominiums and recorded in Book 6625 Page 891, re-

recorded in Book 6639 Page 116 and amended in Book 6928 page 461; Book 6980 Page 840 and Book 6961 Page 1 Register's Ofifce for said county. 4) Urban Renewal Plan of record in Book 10737 Page 558 5) Charter of Old Town Condominium Association of record in Book 6788 Page 630 and amended in Book 7605 Page 192 6) Bylaws for Old Town Condominium Association of record in Book 6625 Page 928 and recorded in Book 6639 page 153 and amended in Book 8098 page 576

This property is improved property known as 1923 Capers Ave., Nashville, Tennessee 37212-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 16th day of June, 2005.

Gregory D. Overby

Being the same property conveyed to Gregory D. Overby by Warranty Deed dated August 13th, 1995 from David Stewart and wife, Toshiko Stewart, as of record in Book 11618, Page 469, ~~Register's Office for Davidson~~ County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 16th day of June, 2005.

Notary Public

My Commission expires: 4.2.07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

FILE NO: 04913