Davidson County DEEDWARR
Recvd: 07/13/05 15:52 2 pgs
Fees:13.00 Taxes:407.00

20050713-0081396

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Subscribed and sworn to before me this 30th DAY OF June, 2005.

Notary Public

7/29/06
MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-CD-05-0900 UNIT601

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Jeffrey L. Reed	Same	
2908 Wolves Trail (ADDRESS)	(NAME) 2908 Wolves Trail (ADDRESS)	
Murfreesboro, TN 37127 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37127 (CITY) (STATE) (ZIP)	96-16 B 60.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN R.ROBERTS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFREY L. REED, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 163, 164, 165, 166, 167, 168 AND 169 ON THE PLAN OF O. B. HAYES SECOND PLAN OF SMALL LOTS IN NASHVILLE, OF RECORD IN PLAT BOOK 1, PAGE 81, CHANCERY COURT, DAVIDSON COUNTY, TENNESSEE, AND FURTHER KNOWN AS:

UNIT NO. 601 ON THE PLAN OF UNIVERSITY SQUARE CONDOMINIUM APARTMENTS OF RECORD IN BOOK 6900, PAGE 124, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST OF THE COMMON ELEMENTS AS SHOWN IN THE MASTER DEED AND BY-LAWS OF RECORD IN BOOK 7051, PAGE 529, AS AMENDED IN BOOK 7119, PAGE 884, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JANET H. ROBERTS TO JOHN R. ROBERTS AS RECORDED ON THE 31ST DAY OF JANUARY, 1991, IN BOOK 8285, PAGE 89 AND DEED FROM UNIVERSITY SQUARE JOINT VENTURE TO JOHN R. ROBERTS AS RECORDED ON THE 12TH DAY OF JUNE, 1989 IN BOOK 7854, PAGE 231, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 7051, page 529; Book 7119, page 884; and Book 6900, page 124, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 900 19TH Avenue South, Unit 601, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 30th day of June, 2005.

John R. Roberts by Mary Frances Rudy attorney-in-fact

John R. Roberts by Mary Frances Rudy attorney-in-fact

Kimberly G. Roberts by Mary Frances Rudy, attorney-in-fact

Kimberly G. Roberts by Mary Frances Reed attorney-in-fact

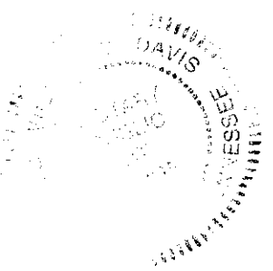
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary Frances Rudy, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of John R.Roberts and Kimberly G. Roberts and acknowledged that he/she executed the same as the free act and deed of the said John R.Roberts and Kimberly G. Roberts

Witness my hand and official seal at
Nashville, Tennessee
on this the 30th day ~~of June, 2006.~~

NOTARY PUBLIC

My Commission Expires: 11/24/07



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903