Davidson County DEEDWARR
Recvd: 07/14/05 14:14 2 pg
Fees:13.00 Taxes:840.10

20050714-0081888

WARRANTY DEED

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

G-FAMC-05-204

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Kati Baumgartner
Affiant

Subscribed and sworn to before me, this 1st DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

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
Kati L. Baumgartner	Franklin American Mortgage	
309 Church Street #204 (ADDRESS)	501 Corporate Centre Drive, Suite 400 (ADDRESS)	PART OF 93-6-1-117.00;
Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	93-6-1-118.00; 93-6-1-113

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 THE EXCHANGE LOFTS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATI L. BAUMGARTNER, AN UNMARRIED WOMAN, 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:

Unit 204, The Banner Block Condominiums, as established under Master Deed of record in Instrument 20050527-0060419, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to The Exchange Lofts, LLC, a Tennessee limited liability company by Quitclaim Deed from Metropolitan Development and Housing Agency, a public body and body corporate and politic, recorded the 8th day of July, 2004 in Instrument No. 20040708-0081242, 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 9208, page 613; Instrument Number 20020626-0076795; 20040708-0081245; 20050527-0060419; 20041001-0118481; 20050511-0053156; and Book 148, page 264, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 309 Church Street #204, Nashville, Tennessee 37201
(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 1st day of July, 2005.

The Exchange Lofts, LLC

BY: _____

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aaron White,with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she is the Chief Manager of The Exchange Lofts, LLC, a Tennessee limited liability company, the maker, that he/she is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he/she executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal
on this the 14th day of July 2005

NOTARY PUBLIC

My Commission Expires: _____

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 23, 2007

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903