RETURN TO: Grissim Title & Escrow, LLC.
2309 Crestmoor Road, Suite 300
Nashville, TN. 37215

Davidson County DEEDWARR
Recvd: 07/19/05 13:18 3 pgs
Fees:18.00 Taxes:1942.50
20050719-0083827

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $525,000.00. Affiant Subscribed and sworn to before me, this 13th day of July, 2005. Notary Public My Commission Expires: 3.22.08

NOTARY PUBLIC AT LARGE
Sharen L. Clevenger
My Commission Expires March 22, 2008
STATE OF TENNESSEE

Address New Owner As Follows: Hazel R. O'Leary 4215 Harding Pk #301 Nashville, TN 37205	Send Tax Bills To: Bank of America 9000 Southside Blvd. Bldg. 700 Jacksonville, Florida 32256	Map-Parcel Number: 103-16-0-B 024.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT H. EDWARDS AND WIFE, BETSY B. EDWARDS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **HAZEL R. O'LEARY**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Units 301 and 302 on the plan of Windsor Tower, a condominium, of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee, together with an undivided 1.53% interest (.765% per unit) in the common elements of 4215 Harding Road Homeowners' Association, as described in Book 5313, page 338, said Register's Office.

Being the same property conveyed to Robert H. Edwards and wife, Betsy G. Edwards, by deed from Lester L. Turner, Jr. and Currey Turner Thornton of record in Book 9422, page 91, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in instrument of record in Book 5313, page 338, said Register's Office.

4. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration 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 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 4215 Harding Road (Windsor Tower) of record in Book 5313, page 338, amended in Book 8666, page 789, Register's Office for said County.

This is improved property known as 4215 Harding Pk #301, Nashville, TN 37205.

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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 13th day of July, 2005.

Robert H Edwards

Robert H. Edwards

Betsy B. Edwards

Betsy B. Edwards

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT H. EDWARDS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of July, 2005.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BETSY B. EDWARDS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of July, 2005.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007