BOX 10-B	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$52,500.00**
Davidson County DEEDWARR Recvd: 07/22/05 16:11 2 pgs Fees:13.00 Taxes:194.25 20050722-0085795	Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22 DAY OF JULY, 2005. Notary Public MY COMMISSION EXPIRES: **September 22, 2007** (AFFIX SEAL)

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EDWARD JOSEPH KAVANAUGH, JR.	**SAME**	**043-13-0-A-067.00 CO**
(NAME) **323 FOREST PARK DR. #6-3**	(NAME)	
(ADDRESS) **MADISON, TN 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **WE, RONALD D. CHANCE AND WIFE, NANCY A. CHANCE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDWARD JOSEPH KAVANAUGH, JR.,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Apartment Unit Number 6-3 of Robin Hood Condominiums created under Title 64, Section 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5388, page 524, Register's Office for said County, reference to which is hereby made and said unit being more fully described on the plan of record in Book 5200, page 124, said Register's Office. Reference is also made to the Charter of Robin Hood Condominium Association, Inc. of record in Corporation Book Volume 47, page 1566, Office of Secretary of State of Tennessee, and in Book 5383, page 314, said Register's Office.

Being the same property conveyed to Ronald D. Chance and wife, Nancy A. Chance, by deeds of record in Book 10877, page 680, and in Book 11495, page 63, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 5200, page 124, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3436, page 486, Master Deed of record in Book 5388, page 524, as supplemented in Book 6569, page 149, as amended in Book 11399, page 660, By-Laws of record in Book 5388, page 554, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **323 FOREST PARK DRIVE, #6-3, MADISON, TN 37115**
(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, his heirs assigns forever; and we do 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 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, his 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 our hands this 22nd day of July, 2005.

RONALD D. CHANCE

NANCY A. CHANCE

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 **Ronald D. Chance and wife, Nancy A. Chance**, the bargainors, 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 office this 22nd day of July, 2005.

My commission expires: **September 22, 2007**

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

Notary Public