THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** FTEC File #24397 **Record & Return To:** Rudy Title & Escrow LLC 2012 21st Avenue South Nashville, TN 37212	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $375000.00. Affiant Subscribed and sworn to before me this 15th day of July, 2005. Notary Public My Commission Expires: 7/19/08

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Morgan Stamper 31st Avenue North, Unit 226 Nashville, TN	Same	Map No.104.02-0X Parcel No. 226.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Baty Development Group LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Morgan Stamper** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 31st Avenue North, Unit 226, Nashville, TN

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of July, 2005.

Baty Development Group LLC

BY: _____ mgr.
Phillip Baty, Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared Phillip Baty with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Baty Development Group LLC, a Tennessee limited liability company, A Tennessee Limited Liability Company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of Baty Development Group LLC, a Tennessee limited liability company, A Tennessee Limited Liability Company by himself as said Chief Manager. Witness my hand and official seal, at Nashville, Tennessee, 15th day of July, 2005.

My Commission Expires: 7/19/08

Notary Public

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.

Davidson County DEEDWARR
Recvd: 07/27/05 08:32 2 pgs
Fees:13.00 Taxes:1387.50

20050727-0087250

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 226 ON THE PLAN OF THE ROW AT 31ST CONDOMINIUMS, AS ESTABLISHED BY MASTER DEED OF RECORD AS INSTRUMENT NO. 20030430-0057670, AS CORRECTED BY INSTRUMENT NO. 20040203-0014724, AND AS FURTHER SET OUT BY ADDENDUM TO MASTER DEED, BY INSTRUMENT NO. 20040206-0014724, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM PHILLIP BATY AND CAROL J. ATWOOD TO BATY DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 1ST DAY OF APRIL, 2002 IN INSTRUMENT NO. 20020401-0039107 AND PHILLIP B. BATY, A MARRIED PERSON TO BATY DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 1ST DAY OF APRIL, 2002 IN INSTRUMENT NO. 20020401-0039108, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to:

1. 2005 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.