Davidson County DEEDWARR
Recvd: 08/03/05 10:01 2 pgs
Fees:13.00 Taxes:92.50
20050803-0090838

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Michael J. Cunningham 440 Gwinn Place Mt. Juliet, TN 37122	Same as New Owner	Map 147-03-0-A Parcel 14.00 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, RONALD E. ROSSON, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto MICHAEL J. CUNNINGHAM, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Unit A-14 of Harding Place Condominiums created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements, appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Harding Place Condominiums of record in Book 5200, page 571, said Register's Office, for a more complete identification and description of such Unit.
>
> BEING the same property conveyed to Ronald E. Rosson, by deed from Harding Manor Associates, a joint venture, of record in Book 6104, page 878, Register's Office for Davidson County, Tennessee.
>
> The current mailing address for said property is 441 Harding Place, Unit A-14, Nashville, Tennessee 37211.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

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 and assigns, forever.

And the GRANTOR does covenant with the said GRANTEE, that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2005, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. The Plan of record in Plat Book 5200, page 571, said Register's Office.

3. By-Laws contained in an instrument of record in Book 6081, page 872, said Register's Office.

4. Master Deed of record in Book 6104, page 725, said Register's Office.

5. Subject to rights or claims of parties in possession not shown by the public records.

And, the GRANTOR does further covenant and bind himself, his heirs or assigns, 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.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. Section 26-2-307 or other similar statute.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"
RONALD E. ROSSON

"GRANTEE"
MICHAEL J. CUNNINGHAM

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL J. CUNNINGHAM, a single man, and RONALD E. ROSSON, 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, at office, this the 21st day of July, 2005.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Affiant

Sworn to and subscribed before me, this the 21st day of July, 2005.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005