WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/05 10:02 3 pgs
Fees:18.00 Taxes:203.50

20050803-0090839

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July 2005

Notary Public

MY COMMISSION EXPIRES: 12-6-05
(AFFIX SEAL)

PERRY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires Dec. 6, 2005

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Cunningham (NAME)	Same as New Owner (NAME)	MAP 147-3A
440 Gwinn Place (ADDRESS)	(ADDRESS)	PARCEL 19, 60
Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	AND 104

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Doge Properties, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Cunningham

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Units B-3, D-14, and H-10 of Harding Place Condominiums, 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 Units set forth in Exhibit A-1 of said Master Deed and being further described in the plat of Harding Place Condominiums of record in Book 5200, pages 571and 572, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.

(Units B-3 and D-14)
Being part of the same property conveyed to Doge Properties, LLC by deed from James S. Sweeney, Sr. of record in Instrument No. 20030211-0018555, Register's Office for Davidson County, Tennessee.

(Unit H-10)
Being the same property conveyed to Doge Properties, LLC by deed from Alonzo Sheldon Westbrook, III, of record in Instrument No. 20020903-0106116, Register's Office for Davidson County, Tennessee.

Covenants, conditions and restrictions as contained in the Master Deed for Harding Place Condominiums as recorded in Book 6104, page 725, Register's

CONTINUED

unimproved ( )
This is improved (X) property, known as 441 Harding Place B3, D14, H10, Nashville, TN 37211
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 21st day of July, 2005

Doge Properties, LLC
By:
Michael Anthony Stanley, Chief Manager

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Michael Anthony Stanley and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager and _____ respectively of the Doge Properties, LLC the within named bargainor, and corporation, and that he as such Chief Manager and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Michael Anthony Stanley as such Chief Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN 37211 on this the 21st day of July 2005.

My commission expires 3-21-09

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Phyllis Keenan
Notary Public

LEGAL DESCRIPTION CONTINUATION

Office for said County.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 5200, pages 571 and 572, said Register's Office.

Taxes for the year 2005 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.