Davidson County DEEDWARR
Recvd: 08/03/05 10:29 2 pgs
Fees:13.00 Taxes:314.50
20050803-0090888

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this.

Notary Public

My Commission Expires:

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires June 25, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jason Owen
2020 Beech Avenue, A-12
Nashville, Tennessee 37204

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

105-10A-109.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robin Michelle Killen hereinafter referred to as Grantors, hereby transfers and conveys to Jason W. Owen, unmarried, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being a condominium apartment known as Unit No. A-12 of the BeechTree Condominiums, a Horizontal property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for BeechTree condominiums, of record in Book 11174, Page 284, and as amended by First Amendment of record in Book 11680, page 193, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11174, page 328, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed, Reference is hereby made to the plan of Beech Tree Condominiums, as shown on the Exhibit Map to the First amendment to the Master Deed of record in book 11174, pages 349, through 353, and as amended in Book 11680, pages 196 through 200, said Register's Office for a more complete identification and description of such Unit.

Being the same property conveyed to Robin Michelle Killen by warranty deed from the Jenise Florence Revocable Living Trust dated 2002 and Jenise Wurfl, Trustee of the Jenise Florence Revocable Living Trust dated 2002, of record in Instrument No. 20040330-0035522, Register's Office for Davidson County, Tennessee, dated March 29, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2020 Beech Ave. A-12, Nashville, TN 37204.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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.

Robin Michelle Killen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Robin Michelle Killen, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this August 1, 2005.

Witness my hand and official seal this 1st day of August, 2005.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC

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