WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/08/05 12:56 2 pgs
Fees:13.00 Taxes:351.50

G-CD-05-106

20050808-0093307

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

Subscribed and sworn to before me this 29th DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES: NOV. 22, 2008

(AFFIX SEAL)

INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin P.Potere	Suntrust Mortgage, Inc.	
900 19th Avenue South, Unit 106	(NAME) 201 4th Avenue North/ 7th Floor	
(ADDRESS) Nashville, Tennessee 37212	(ADDRESS) Nashville, TN 37219	92-16B-6.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARY ANN ROBERTS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEVIN P.POTERE,UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 163, 164, 165, 166, 167, 168 AND 169 ON THE PLAN OF O. B. HAYES SECOND PLAN OF SMALL LOTS IN NASHVILLE, OF RECORD IN PLAT BOOK 1, PAGE 81, CHANCERY COURT, DAVIDSON COUNTY, TENNESSEE, AND FURTHER KNOWN AS:

UNIT NO. 106 ON THE PLAN OF UNIVERSITY SQUARE CONDOMINIUM APARTMENTS OF RECORD IN BOOK 6900, PAGE 124, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST OF THE COMMON ELEMENTS AS SHOWN IN THE MASTER DEED AND BY-LAWS OF RECORD IN BOOK 7051, PAGE 529, AS AMENDED IN BOOK 7119, PAGE 884, SAID REGISTER'S OFFICE.

BUYER HAS A RIGHT TO OCCUPY AND USE SPACE 2N 11 FOR PARKING PURPOSES.

BEING THE SAME PROPERTY CONVEYED TO CHARLES EDWARD ROBERTS AND WIFE, MARY ANN ROBERTS BY WARRANTY DEED FROM UNIVERSITY SQUARE JOINT VENTURE, RECORDED ON THE 1ST DAY OF MAY, 1989 IN DEED BOOK 7828, PAGE 610, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.THE SAID CHARLES EDWARD ROBERTS HAVING SINCE DIED LEAVING MARY ANN ROBERTS AS SURVIVING TENANT BY THE ENTIRETY.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 6900, page 124; Book 7051, page 559; Book 7119, page 884; Book 7078, page 443, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 900 19th Avenue South, Unit 106, Nashville, Tennessee 37212
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 29th day of July, 2005.

Mary Ann Roberts

Mary Ann Roberts

STATE OF Tennessee
COUNTY OF Davidson

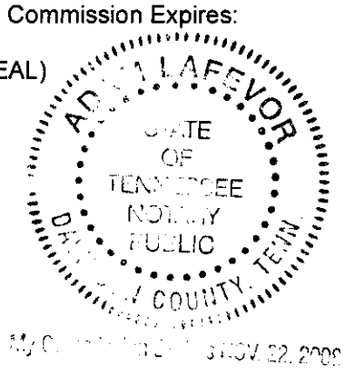
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Ann Roberts, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand ~~and official~~ seal, this the 29th day of July, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903