RETURN TO: Grissim Title & Escrow, LLC.
2309 Crestmoor Road, Suite 300
Nashville, TN. 37215

Davidson County DEEDWARR
Recvd: 08/10/05 11:52 2 pgs
Fees:13.00 Taxes:1794.50
20050810-0094733

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $485,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE August 10, 2005

NOTARY PUBLIC

COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

THIS INSTRUMENT PREPARED BY:

Grissim Title & Escrow, LLC

2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Franklin Y. Hundley, Jr. 3721 A. West End Avenue Nashville, TN 37205	SAME AS NEW OWNER	19 104.09 0B-250.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE, **HUNTER B. SHORT, A SINGLE PERSON,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **FRANKLIN Y. HUNDLEY, JR. , A MARRIED PERSON,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 UNIT No. A, on the plan of Resubdivision of Lot 2 in Block "C" Bransford Realty Company's Golf and Country Club Subdivision, according to the Master Deed of record in Book 4493, page 498 as amended in Book 4526, Page 195, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 4350, page 110, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Hunter B. Short by Deed of record in Book 6327, Page 314 recorded 06-29-1984, Register's Office for Davidson County, Tennessee.

This conveyance subject to:

1. Sanitary sewer easement granted Metropolitan Government of Nashville and Davidson County, Tennessee by Charles H Warfield, Trustee, dated June 1, 1970, of record in Book 4503, Page 956, said Register's Office.
2. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act," as the same is set out in §§ 64-2701 *et seq.*, of Tennessee Coda Annotated, as amended, and is subject to the provisions of and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereinafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation, all conditions, covenants, restrictions, options, burdens, lines, assessments, and other undertaking contained in the Master Deed Establishing a Horizontal Property Regime of 3721 West End Avenue, of record in Book 4493, Page 498, and By-Laws appended to Master Deed of record in Book 4493, Page 498 said Registers Office, as amended by Deed of Correction in Book 4526, Page 195, said Register's Office, and the By-Laws appended thereto of record in Book 5434, Page 363 and as amended in Book 10331, Page 224, said Register's Office.
3. The plan of record in Book 4350, Page 110, said Register's Office, shows an owner's Certificate, a 56.3 foot minimum setback line from West End Avenue and a 10 foot easement for public utility and drainage purposes along the rear of said lot, and also an 8 inch sewer line within the 20 foot sewer easement across the middle portion of said lot.

THIS IS IMPROVED PROPERTY KNOWN AS: **3721 A. WEST END AVENUE, NASHVILLE, TN 37205**

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. Whenever 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, this date: 08/10/05

Hunter B. Short

NOTARY ACKNOWDLEDGEMENT

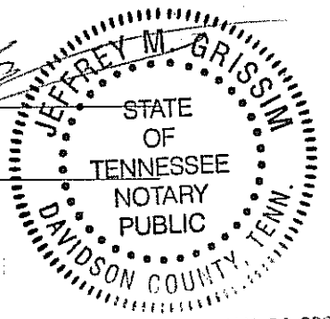
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Hunter B. Short, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, TN on this 10th day of August, 2005.

Notary Public

My Commission Expires:



My Commission Expires JAN. 24, 2009