BOX #14A

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#19129-2

The actual consideration or value, whichever is greater, for this transfer is **$265,000.00.**

Clifton K. Meador, Sr.
Affiant

Subscribed and sworn to before me, this the 10th day of August, 2005.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
CLIFTON K. MEADOR, SR.	**FIRST HORIZON HOME LOAN CORPORATION D/B/A FIRST TENNESSEE HOME LOANS**	**MAP 131-03-0-C, PARCEL 169.0co**
4400 Belmont Park Terrace #169	**P. O. Box 809**	Davidson County DEEDWARR Recvd: 08/11/05 08:39 2 pgs Fees:13.00 Taxes:980.50
Nashville, TN 37215	**Memphis, TN 38101**	20050811-0095122

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

ANN P. BEARD, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CLIFTON K. MEADOR, SR., unmarried

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Building Site No. 169 of the Arden Place Condominiums, Section Five, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions, and Restrictions for Arden Place, of record in Book 4754, Page 455, and amended in Book 4819, Page 564, and further amended in Book 4916, Page 277, in Book 5019, Page 942, and in Book 5091, Page 66, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Building Site, as set forth in said Declarations. Reference is hereby made to the plan of Arden Place Condominiums, Section Five, as of record in Book 4955, Page 41, said Register's Office, for a more complete identification and description of such Building Site.

BEING the same property conveyed to Ann P. Beard, by Warranty Deed dated September 29, 2004, from Terry L. Fulton, unmarried, of record in Instrument No. 20041001-0118385, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Arden Place Condominiums, of record aforementioned; Restrictive Covenants of record in Book 4628, Page 473, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is IMPROVED (_X_) unimproved (____) property, known as: **4400 Belmont Park Terrace #169, Nashville, TN 37215**.

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 **10th** day of **August, 2005.**

Ann P. Beard

ANN P. BEARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

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

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/22/09