THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24473-07-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $191,750.00. Affiant Subscribed and sworn to before me this 29th day of July, 2005. Notary Public My Commission Expires: 3-25-06

J. MARIE MONTAGUE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 25, 2006

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ruth R. Williams 116 31st Avenue North Nashville, TN	New Owner	Map No.104.02 Parcel No. 23

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joyce K. Laben and husband, Robert J. Laben and**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ruth R. Williams, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 116 31st Avenue North, Nashville, TN

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of July, 2005.

Joyce K. Laben

Robert J. Laben

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Joyce K. Laben and husband, Robert J. Laben**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2005.

Notary Public

My Commission Expires:

Davidson County	DEEDWARR
Recvd: 08/11/05 09:33	2 pgs
Fees:13.00 Taxes:709.48	
20050811-0095157	

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No.. 308, together with Parking space No. 8, together with the appurtenant interest in the common elements of Hedrick Place Condominiums, a horizontal property regime established by Master Deed, of record in Book Instrument No. 200002030011406, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the aforementioned Master Deed.

Being the same property conveyed to Joyce K. Laben and husband, Robert J. Laben by deed dated February 28, 20000 from Craighead Development, LLC, a Tennessee limited liability company of record in Instrument No. 200002290019806, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Dedication of common area to Hedrick Place Condominium Owners' Association Inc.. of record in Instrument No. 20041230-0155034, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Hedrick Place Condominium Owners' Association Inc.. of record in Instrument No. 200002020011046, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Hedrick Place Condominiums, of record in Instrument No. 200002030011406, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 57, page 46, Register's Office for Davidson County, Tennessee.