File #20050081

RECORD & RETURN TO
BELL & ALEXANDER TITLE SERVICES, INC.
204 RIVERGATE PKWY.
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2005.

Darlene Short
Notary Public

MY COMMISSION EXPIRES: 11/26/2007

(AFFIX SEAL)

DARLENE SHORT NOTARY PUBLIC AT LARGE ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carla W. Duffy	New Owner	093-13-0-A
(NAME) 11 Music Square East, Suite 102	(NAME)	102-CO
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Bobbie Anna Hasty, unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Carla W. Duffy, unmarried, hereinafter called the GRANTEE, her 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 102 of Spence Manor Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 6794, page 219, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said master Deed. Reference is hereby made to the Plat of Spence Manor Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Bobbie Anna Hasty by deed from Kenneth R. Flottman, dated March 31, 1998, of record in Book 10938, page 139, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Charter of Spence manor Condominium Association of record in Book 6790, page 237, amended in Instrument No. 200111060121962 and Instrument No 20020710083218and any and all recorded right-of-way, restrictions, reservations, covenants and easements on file and of record in the Office of the Registers thereof.

Unimproved ()
This is improved (X) property, known as 11 Music Square East, Suite 102, Nashville, TN 37203
(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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 29th day of July, 2005.

Bobbie Anna Hasty

Davidson County DEEDWARR
Recvd: 08/15/05 08:21 2 pgs
Fees:13.00 Taxes:395.90

20050815-0095999

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Bobbie Anna Hasty who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: My Commission Expires May 24, 2008

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

(SEAL)

(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027