WARRANTY DEED

CAROLE ANNE COLEMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 11/26/05

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 2005

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richmond Title Services, 209 10th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Scott Caroom Revocable Living Trust	Scotty Caroom	
(NAME)	(NAME)	
900 19th Ave. S 1106	4 Longwood Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Little Rock, Arkansas 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Martin Fugardi, and wife Ann B. Fugardi,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO the **Gregory Scott Caroom Revocable Living Trust**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel 1:
Being Unit no. 1106, Level 13, of University Square Condominium Apartments, 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 7051, Page 529, as amended in Book 7119, Page 884, 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" of said Master Deed. Reference is hereby made to the Plat of University Square Condominium Apartments of record in Book 6900, Page 124, said Register's Office. Together with the rights to use parking space #2, Level P-3 (Lobby Level).

Being the same property conveyed to Martin Fugardi, and wife Ann B. Fugardi from Lineberry Properties, Inc by warranty deed dated 8/25/04 and recorded 8/27/04 under Instrument no. 20040827-0104053 in the Davidson County Recorder's Office.

Being the same property conveyed to Lineberry Properties, Inc from Richard F Chambers and wife, Linda R Chambers by deed dated 10/15/91 and recorded 10/18/91 in Book 8466, Page 362 in the Davidson County Recorder's Office.

Map/Parcel: 092.16-0B-107.00-CO
Property Address: 900 19th Avenue South, Unit 1106, Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 08/16/05 15:03 2 pgs
Fees:13.00 Taxes:703.00
20050816-0097122

The property described herein is subject to:

1. County taxes for the year 2004 are paid in full in the amount of $1,719.79 and all subsequent years property taxes, a lien not yet due and payable. All prior years paid in full.

2. Any and all matters appearing on the plat of land described as Parcel 1: Being Unit no. 1106, Level 13, of University Square Condominium Apartments, 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 7051, Page 529, as amended in Book 7119, Page 884, 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" of said Master Deed. Reference is hereby made to the Plat of University Square Condominium Apartments of record in Book 6900, Page 124, said Register's Office. Together with the rights to use parking space #2, Level P-3 (Lobby Level).

This is improved X property, known as 900 19th Ave. S 1106, Nashville, TN 37203 (unimproved)
(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 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

unimproved
This is improved X property, known as 900 19th Ave. S 1106, 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 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 our hands this 12th day of August, 2005.

Martin Fugardi

Ann B. Fugardi

STATE ~~OF~~ TN
COUNTY OF Davidsn

On this 12th day of Aug., 2005, before me personally appeared Martin Fugardi & Ann B. Fugardi, to me known to be the person (or persons) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

CAROLE ANNE COLEMAN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMM. EXP. 11/26/06

Notary Public