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. 24592-08-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $105,000.00. Affiant Subscribed and sworn to before me, 16th day of August, 2005. Notary Public My Commission Expires

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

LIMITED WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Benjamin A. Hall 2325 Elliston Avenue, Unit 304 Nashville, TN 37203	New Owner	Map No.92-15-A Parcel No. 304 CO

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, **Edward Jones Trust Company, Successor Trustee of The Trust u/w/o H. C. Caudle,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin A. Hall** ("Grantee"), its 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 2325 Elliston Avenue, Unit 304, Nashville, TN, 37203

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 with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real against the lawful claims of all persons, claiming by, through or under it but no further or otherwise.

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, the corporate party by its duly authorized officer(s) on the 16th day of August, 2005.

Edward Jones Trust Company, Successor Trustee of
The Trust u/w/o H. C. Caudle
BY: Asst. Trust Counsel

STATE OF Missouri, COUNTY OF St. Louis SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared Jeff Wolfe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Asst. Trust Counsel (or other officer authorized to execute the instrument) of Edward Jones Trust Company, Successor Trustee of The Trust u/w/o H. C. Caudle, the within named bargainor, a corporation, and that he/she as such authorized officer has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such aforesaid authorized officer.

Witness my hand and official seal, at office in Nashville, Tennessee this 16 day of August, 2005.

Notary Public

My Commission Expires:

MARTIN ZUNIGA
Notary Public-Notary Seal
State of Missouri, St. Louis County
Commission # 05697066
My Commission Expires Apr 17, 2009

Davidson County DEEDWARR
Recvd: 08/29/05 15:59 2 pgs
Fees:13.00 Taxes:388.50

20050829-0103491

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No.. 304, together with the appurtenant interest in the common elements of Elliston Place Quarters, a horizontal property regime established by Master Deed, of record in Book 6657, page 72, and amended in Book 7232, page 259, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being part of the same property conveyed to Edward Jones Company, Successor Trustee of the Trust u/w/o H. C. Caudle by Quitclaim Deed dated May 10, 2005 from AmSouth Bank, Trustee of the Trust u/w/o H. C. Caudle of record in Instrument No. 20050511-0053109, Register's Office for Davidson County, Tennessee. Edward Jones Company and Edward Jones Trust Company are one and the same.

This conveyance is made subject to:

1. 2005 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 482, page 379 and in Book 565, page 235, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Elliston Place Quarters Homeowners Association, Inc. of record in Book 7013, page 60, 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 Elliston Place Quarters, of record in Book 6657, page 72 and amended in Book 7232, page 259, 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.