Davidson County DEEDWARR
Recvd: 08/31/05 13:50 2 pgs
Fees:13.00 Taxes:462.50

20050831-0104404

FB 12
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FROM: Leonora B. Crouch

TO: Avondale Development Company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Avondale Development Company 310 Blythe Avenue Gallatin, TN 37066	(Same)	Map 103-14-A Parcel 23

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2005.

Notary Public

My Comm. Expires: 7/21/07

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, Leonora B. Crouch, an unmarried person, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Avondale Development Company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. C-23 in a Horizontal Property Regime located on the Plat of The Hillwood, Revised, of record in Book 6250, page 503, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Leonora B. Crouch by deeds from Walter H. Crouch and wife, Ruth R. Crouch, of record in Book 6812, page 141, and as Instrument No. 20050830-0103823, said Register's Office.

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Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2005 Metropolitan Government taxes, which have been prorated.

2. All matters shown on the Plan of record in Book 4300, page 56 and Book 6250, page 503, said Register's Office.

3. Terms and conditions of the Master Deed and the By-Laws appended thereto, for The Hillwood Condominium, of record in Book 5280, page 464, said Register's Office, as amended in Book 5281, page 357, said Register's Office, and further amended in Book 6553, page 108, as corrected in Book 6612, page 155, said Register's Office. The by-laws were further amended in Book 7702, page 606 and Book 7822, page 263, said Register's Office.

4. Rights of others in and to the common areas.

This is property known as 4500 Post Road, #C-23, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 31 day of August, 2005.

Leonora B. Crouch,
by Walter H. Crouch, Attorney-in-Fact

Leonora B. Crouch, by Walter H. Crouch, as Attorney-in-Fact

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 Walter H. Crouch to me known to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Leonora B. Crouch, the bargainor, and acknowledged that he executed the same as the free act and deed of the said Leonora B. Crouch for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of August, 2005.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 7/21/07

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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