Box 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $93,000.00.

Affiant

Subscribed and sworn to me on August 31, 2005.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 08/31/05 14:25 2 pgs
Fees:13.00 Taxes:344.10

20050831-0104483

THIS INSTRUMENT WAS PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20987SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
James T. Denton, Jr. 1620 Lamego Drive Glendale, CA 91207	SAME	131-01-0-D-232.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) 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, Frances G. Elizer, unmarried hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents does transfer and convey unto James T. Denton, Jr., hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A condominium located in Davidson County, Tennessee, being Unit No. 232 as shown on the Plan of Georgetown Apartments, a condominium, of record in Book 5200, page 4, in the Register's Office for Davidson County, Tennessee, together with an undivided .329 percentage interest in the common elements of 5025 Hillsboro Homeowners' Association as described in Book 5211, page 325, et seq., in said Register's Office. Said Unit is also known as Apartment No. 24P.

Being the same property conveyed to James B. Elizer and wife, Frances G. Elizer, by Deed from Georgetown of Nashville Limited Partnership, an Illinois limited partnership, of record in Book 5247, page 314, in the Register's Office for Davidson County, Tennessee. The said James B. Elizer having since died leaving Frances G. Elizer as the surviving tenant by the entirety.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 5200, page 4, in the Register's Office for Davidson County, Tennessee; and
4. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including,

without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Georgetown Apartments, a condominium, of record in Book 5311, page 325, as amended in Book 5616, page 133, Book 6079, page 516, in the Register's Office for Davidson County, Tennessee; and

5. Charter of Homeowners' Association of record in Book 5233, page 459, in said Register's Office; and
6. Grant of Overhead Line Easement of record in Book 7873, page 859, in said Register's Office; and
7. Subject to the rights of others in and to the common elements; and
8. Subject to the lien for special assessments contained in the Master Deed and By-Laws.

This property is also known as improved property located at 5025 Hillsboro Road, 24-P, Nashville, TN 37215.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they are 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, his 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 on August 31, 2005.

Frances G. Elizer

Frances G. Elizer

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 31, 2005, before me personally appeared Frances G. Elizer, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as her free act and deed.

Witness my hand and official seal on August 31, 2005.

NOTARY PUBLIC

My Commission Expires: _____

