PLEASE RECORD AND RETURN TO:
THIS INSTRUMENT PREPARED BY:
FORSYTHE ... ESCROW
2525 WEST ... AVE, SUITE 350
NASHVILLE, TN 37203

Davidson County DEEDWARR
Recvd: 09/09/05 08:57 2 pgs
Fees:13.00 Taxes:1050.80
20050909-0108466

THIS INSTRUMENT PREPARED BY:
George V. Crawford, III
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $284,000.00.

Kay E. Ramming
Affiant

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

Notary Public

My Commission Expires: 9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner As Follows:
Raymond P. Ramming and wife,
Kay E. Ramming
4215 Harding Pk #601
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map-Parcel Number:
103-16-0-B -060.00
7DA 79369

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRANCES W. RODENHAUSER**,* hereinafter called the *unmarried Grantor, has bargained and sold, and by these presents does transfer and convey unto **RAYMOND P. RAMMING AND WIFE, KAY E. RAMMING**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

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

BEING Unit No. 601, in a Horizontal Property Regime which is located on the Plan of Windsor Tower, a condominium, of record in Book 5200, Page 71, Register's Office for said County, together with an undivided .925% interest in common elements of 4215 Harding Road Homeowner's Association, as described in Book 5313, page 338, et seq., Register's Office for said County.

BEING the same property conveyed to Frances W. Rodenhauser by Warranty Deed from E.T. Goldstein, Trustee for C.M.C. Inc. Employees Pension Trust, of record in Book 6436, Page 229, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Master Deed creating a Horizontal Property Regime of record in instrument of record in Book 5313, page 338, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 5200, page 71, Register's Office for said County.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of record in Book 3956, page 943, Register's Office for said County.

5. Rights of others in and to the common elements.

This is improved property known as 4215 Harding Pk, #601, Nashville, TN 37205.

It is hereby agreed and understood that Frances Rodenhauser and Frances W. Rodenhauser is one and the same person.

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, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 31st day of August, 2005.

Frances W. Rodenhauser

Frances W. Rodenhauser

By: _____

Michael G. Lindseth, Jr., 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, **MICHAEL G. LINDSETH, JR.** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of August, 2005.

_____
Notary Public

GEORGE V. CRAWFORD III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 3/31/2007

264619.1/2005296