Davidson County DEEDWARR
Recvd: 09/22/05 13:12 2 pgs
Fees:13.00 Taxes:388.50
20050922-0113902

WARRANTY DEED

G-CD-05-242

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Daphne M. Davis
Affiant

Subscribed and sworn to before me, this 12th DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES 1/2/2006

(AFFIX SEAL)

NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Smith	Same	
242 Summit Ridge Drive, Unit 242 (ADDRESS)	(NAME)	131-5B-242.00 CO
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BENJAMIN PAUL AND WIFE, KENDRA KONEMAN PAUL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PAUL SMITH, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 242 ON THE PLAN OF FOUR SEASONS CONDOMINIUMS, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ. AS AMENDED, T.C.A., AND AS ESTABLISHED BY AS MASTER DEED OF RECORD IN BOOK 6841, PAGE 349, AS AMENDED IN BOOK 6847, PAGE 122, 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 SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF FOUR SEASONS CONDOMINIUMS AS SHOWN IN EXHIBIT "D" TO THE MASTER DEED OF RECORD IN BOOK 6841, PAGE 349, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM ALBERT DULING, IV, UNMARRIED TO HARRY H. WARD, JR., UNMARRIED AS RECORDED ON THE 17TH DAY OF APRIL, 2002 IN INSTRUMENT NO. 20020417-0047604 AND WARRANTY DEED FROM HARRY H. WARD, JR. TO BENJAMIN PAUL AND WIFE, KENDRA KONEMAN PAUL AS RECORDED ON THE 3RD DAY OF MARCH, 2005 IN INSTRUMENT NO. 20050303-0023248, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2005 property taxes; b) instruments of record in Book 6841, Page 349; Book 6841, Page 376; Book 6847, Page 122; Book 6855, Page 917; Book 8176, Page 697; Book 6869, Page 162; Book 7776, Page 899; and Inst. No. 20010912-0099679; said register's office and c) any and all existing easements and restrictions as shown of record not mentioned herein.

unimproved ( )
This is improved (X) property, known as 242 Summit Ridge Drive, Unit 242, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 12th day of September, 2005.

Benjamin Paul by Kendra Paul as Attorney in Fact

Kendra Koneman Paul

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kendra Koneman Paul, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of September, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kendra Paul, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Benjamin Paul and acknowledged that he/she executed the same as the free act and deed of the said Benjamin Paul.

Witness my hand and official seal at
Davidson Co., TN
on this the 12th day of September, 2005.

NOTARY PUBLIC

My Commission Expires: 7-29-06

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903