(1)

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(gj) Title No: 46696
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/30/05 11:24 2 pgs
Fees:13.00 Taxes:851.00
20050930-0117680

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael J. Harris 3818 West End Avenue #310 Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 104-09-K-310

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$230,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Miriam Silver, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael J. Harris** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson Count, Tennessee, being Unit No. 310 Building C of The Montclair Condominiums a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6900, Page 954 as further set forth in Exhibit "B" to the Master Deed in Book 7332, Page380, amended in Book 7902, Page 113, said Register's Office.

Being the same property conveyed to Miriam Silver by deed from Kenneth George Frisard, Jr., unmarried of record in Doc. No. 20040823-010538, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 954 and as further set forth in the Master Deed and By-Laws of record in Book 7332, Page 380, amended in Book 7902, Page 113, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6846, page 838, Book 7332, page 380, Book 7902 page 113, Doc.No.20021231-0162451, Doc.No.20030113-0005471, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters; Subject to the provisions of the condominium Master Deed of record in Book 6846, Page 838, Book 7332,Page 380, Book 7902,Page 113,Doc.No.20021231-0162451, Doc. No. 20030113-0005471 said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition , conditions or restrictions would violate 42 USC 3604c; Reservation by grantor of an easement for ingress and egress contained in the Warranty Deed from Leah Fleisman Sonnenfield to Thomas E. Ledford, Trustee, of record in Book 6846, page 833, Register's Office for Davidson County, Tennessee, as confirmed and corrected by Deed of Confirmation and Correction of record in Book 6881, page 926 and by Second Deed of Confirmation and Correction, of record in Book 7902, page 109, said Register's Office.

This is improved property, known as: 3818 West End Avenue, #310, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of September, 2005.

Miriam Silver 9/29/05

Miriam Silver

State of TENNESSEE
County of DAVIDSON

On this 29th day of September, 2005 , before me the undersigned authority, personally appeared Miriam Silver, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

Deborah Gail Johnson
Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Sworn and subscribed before me this the 29th day of September, 2005

Debbie Rubenstein
Notary Public

My Commission Expires: 6-19-07

DEBBIE RUBENSTEIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
COMM. EXPIRES: 6-19-2007