WARRANTY DEED

G-CD-05-0900 UNIT 21

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2005.

Notary Public

LAURA MITCHELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/30/05 14:22 2 pgs
Fees:13.00 Taxes:351.50

20050930-0117909

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
Brian J. Donnelly	New Owner	
900 19th Avenue South, Unit 210	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212		92-16B-17.00 CO
(CITY) (STATE) (ZIP)	(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 MARY ANN ROBERTS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRIAN J. DONNELLY, 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 LOTS 163, 164, 165, 166, 167, 168 AND 169 ON THE PLAN OF O. B. HAYES SECOND PLAN OF SMALL LOTS IN NASHVILLE, OF RECORD IN PLAT BOOK 1, PAGE 81, CHANCERY COURT, DAVIDSON COUNTY, TENNESSEE, AND FURTHER KNOWN AS:

UNIT NO. 210 ON THE PLAN OF UNIVERSITY SQUARE CONDOMINIUM APARTMENTS OF RECORD IN BOOK 6900, PAGE 124, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST OF THE COMMON ELEMENTS AS SHOWN IN THE MASTER DEED AND BY-LAWS OF RECORD IN BOOK 7051, PAGE 529, AS AMENDED IN BOOK 7119, PAGE 884, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO CHARLES EDWARD ROBERTS AND WIFE, MARY ANN ROBERTS BY WARRANTY DEED FROM UNIVERSITY SQUARE JOINT VENTURE, RECORDED ON THE 1ST DAY OF MAY, 1989 IN DEED BOOK 7828, PAGE 709, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Said Charles Edward Roberts having since died leaving Mary Ann Roberts as survivng tenant by the entierety.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 6900, page 124; Book 7051, page 559 and amended in Book 7119, page 884 and Book 7078, page 443, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 900 19th Avenue South, Unit 210, Nashville, Tennessee 37212
(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 30th day of June, 2005.

MaryAnn Roberts by Mayfrances Rudy attorney in fact

Mary Ann Roberts

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Maryfrances Rudy, 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 Mary Ann Roberts and acknowledged that he/she executed the same as the free act and deed of the said Mary Ann Roberts.

Witness my hand and official seal at
Nashville, TN
on this the 30th day of June, 2005.

Laura Mitchell
NOTARY PUBLIC

My Commission Expires: 5/28/06

LAURA MITCHELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903