THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 24672-08-2005** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $330,000.00. Beth M. Brock Affiant Subscribed and sworn to before me this 26th day of September, 2005. Christina M. Read Notary Public My Commission Expires: CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE Christina M. Read My Commission Expires November 25, 2006 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Henry S. Forte 1 Lynwood Lane Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.116.16-0A Parcel No. 004.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard Rogers, IV., Married and Elizabeth Childress, Married, a/k/a Elizabeth R. Childress,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Henry S. Forte, Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4118 Estes Road, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of September, 2005.

Richard Rogers IV by Elizabeth J. Smith, Attorney in fact
Richard Rogers IV by Elizabeth J. Smith as Attorney-In-Fact

Elizabeth R Childress by Elizabeth J. Smith, Attorney in fact
Elizabeth R. Childress by Elizabeth J. Smith as Attorney-In-Fact

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Elizabeth J. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that (s)he executed the within instrument on behalf of Richard Rogers IV and Elizabeth R. Childress as their Attorney-In-Fact, as the free act and deed of the within named Richard Rogers IV and Elizabeth R. Childress.

Witness my hand and official seal at Nashville, Tennessee this 26th day of September, 2005.

BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 24, 2009

Beth M. Brock
NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 10/05/05 13:30 2 pgs
Fees:13.00 Taxes:1221.00

20051005-0120074

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2B, together with the appurtenant interest in the common elements of The Garden Condominiums horizontal property regime established by Master Deed, of record in Book 5537, page 793 and amended in Book 5810, page 168, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the amendment to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of The Garden of record in Plat Book 5200, page 224, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard Rogers, IV. and Elizabeth Childress by deed dated July 5, 2005 from AmSouth Bank, Executor of the Estate of Ida Long Rogers of record in Instrument No. 20050708-0079336, Register's Office for Davidson County, Tennessee. The said Elizabeth Childress is also known as Elizabeth R. Childress.

This conveyance is made subject to:

1. 2005 City/County taxes which have been paid by the Grantor and prorated by the parties.
2. Charter of Incorporation of The Garden Condominium Homeowners Association of record in Book 5815, page 975, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of The Garden Lots 1 and 2 Condominium Association of record in Book 8837, page 614, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Garden, of record in Book 5537, page 793 and amended in Book 5810, page 168, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 5200, page 224, Register's Office for Davidson County, Tennessee.
7. Easement for sewer of record in Book 5797, page 371, Register's Office for Davidson County, Tennessee.
8. Easement for right of way of record in Book 4285, page 371, Register's Office for Davidson County, Tennessee.