THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24587-08-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $220,000.00. Affiant Subscribed and sworn to before me this 29th day of August, 2005. Notary Public My Commission Expires: _____

DONALD E. KNIFFEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2008

WARRANTY DEED

Address New Owner: Frances B. Hanner 360 Elmington Avenue Nashville, TN 37205	**Send Tax Bills To:** New Owner Frances B. Hanner 360 Elmington Avenue Nashville, TN. 37205	**Tax Information:** Map No.104-10-0-C Parcel No. 345.00-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, **John W. McMahan**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Frances B. Hanner, unmarried** ("Grantee"), her 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 360 Elmington Avenue, Nashville, TN 37205

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 ~~31st~~ 29th day of August, 2005.

John W. McMahan

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John W. McMahan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~31st~~ 29th day of August, 2005.

My Commission Expires:

Notary Public

J. MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 10/07/05 14:57 2 pgs
Fees:13.00 Taxes:814.00

20051007-0121677

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. H-34 on the Plan of 2nd Revised Plan of Elmington Condominium of record in Plat Book 4660, page 60, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Elmington Condominium, a horizontal property regime established by Master Deed of record in Book 4486, page 547, corrected in Book 4673, page 102, amended in Book 4963, page 265, said Register's Office.

Being the same property conveyed to John W. McMahan by deed dated 08/10/78 from James C. Armistead, Jr. and wife, Mary U. Armistead of record in Book 5324, page 661, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. By-Laws of Elmington Condominium Association, of record in Book 4486, page 553, amended in Book 4963, page 263, Book 5362, page 258 and Book 5516, page 302, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Elmington Condominium Association, Inc. of record in Book 47090, page 686, 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 Elmington Condominium, of record in Book 4486, page 547, corrected in Book 4673, page 102, amended in Book 4963, page 265, 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 4660, page 60, Register's Office for Davidson County, Tennessee.
7. Agreement recorded in Book 4728, page 411, Register's Office for Davidson County, Tennessee.