Davidson County DEEDWARR
Recvd: 10/27/05 10:44 2 pgs
Fees:13.00 Taxes:296.00

20051027-0129826

WARRANTY DEED

R-JTG-05-F118-A111

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KAZIE ARBOGAST NOTARY Exp. 5/24/06 PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Alex Schauffert	SAME AS NEW OWNER	
550 Harding Place, A-111 & F-118	(NAME)	147-2B 11.00 & 12.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211		
(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 JOHN THAXTON GLEAVES, III AND MARY FRANCES RUDY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALEX SCHAUFFERT, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

UNIT A-111 and UNIT F-118, OF CALDWELL COURT CONDOMINIUMS CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED AND AS ESTABLISHED BY A MASTER DEED, OF RECORD IN BOOK 6188 PAGE 744, 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 EXHIBIT A-1 OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF CALDWELL COURT CONDOMINIUMS SET FORTH IN EXHIBIT A-2 OF SAID MASTER DEED FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE PRIMARY RESIDENCE OF THE SAID MARY FRANCES RUDY OR JOHN THAXTON GLEAVES, III.

BEING THE SAME PROPERTY CONVEYED TO MARY FRANCES RUDY AND JOHN GLEAVES, AS JOINT TENANTS WITH A RIGHT OF SURVIVORSHIP, BY WARRANTY DEED FROM RODNEY J. SMITH, TRUSTEE FOR GRAHAM SMITH, RECORDED ON THE 8TH DAY OF JANUARY, 1999 IN DEED BOOK 11288, PAGE 408;

AND BY WARRANTY DEED FROM TERRELL DON HUTTON AND WIFE, NANCY HUTTON, TO MARY FRANCES RUDY, MARRIED, AND JOHN THAXTON GLEAVES, III, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, RECORDED IN BOOK 9795, PAGE 292, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantor(s) herein; b) instruments of record in Book 6188, Page 787; Book 6188, Page 744; Book 6188, Page 452; Book 6188, Page 804; and Book 4895, Page 829; said Register's office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 550 Harding Place, A-111 & F-118, Nashville, Tennessee 37211
(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 21st day of October, 2005.

John Thaxton Gleaves, III

Mary Frances Rudy

STATE OF Tennessee
COUNTY OF Davidson

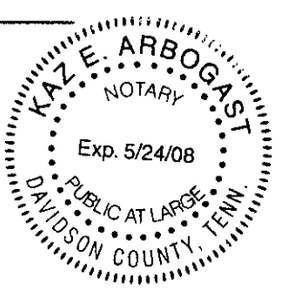
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Thaxton Gleaves, III and Mary Frances Rudy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they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

Witness my hand and official seal, this the 21st day of October, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903