THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215 615.665.9766 File #0511063 Record and Return to: HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215	The actual consideration or value, whichever is greater, for this transfer is: $61,100.00. Affiant Subscribed and sworn to before me this 19th day of December 2005. Notary Public My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

Davidson County DEEDWARR
Recvd: 12/21/05 12:13 2 pgs
Fees:13.00 Taxes:226.07

20051221-0152900

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Jessica R. Jones 708 Apple Court Nashville, TN 37211	AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244	MAP 162-09-C, PARCEL 708

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James Edward Ritchey** (the "Grantor"), unmarried, has this day bargained and sold, and does hereby transfer and convey to **Jessica R. Jones** (the "Grantee"),an unmarried woman, Grantee's successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. A, located on Lot No. 18, on the Plan of Cedarwood Condominiums Revised No. 2 Lots 15 thru 44, Section Six, of record in Plat Book 5200, Page 349, amending the Plan of record in Plat Book 5200, page 304, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being the same property conveyed to James Edward Ritchey, unmarried, by deed dated June 11, 1996, from Ernestine G. Thibodeaux, unmarried, of record in Book 10083, Page 405, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters shown on the Plan of record in Plat Book 5200, page 304, amended in Plat Book 5200, page 349, Register's Office of Davidson County Tennessee.
2. All conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed (and By-Laws) establishing a Horizontal Property Regime of Cedarwood Condominiums of record in Book 5707, page 121, amended in Book 5720, page 912, and Book 5776, page 741, Register's Office of Davidson County, Tennessee.
3. Terms, limitations, and provisions of the Tennessee Horizontal Property Act, T.C.A. § 66-27-101, *et seq.*
4. By-Laws of record in Book 5707, page 167, amended in Book 6062, page 285, Register's Office of Davidson County, Tennessee.
5. Regulatory Agreement of record in Book 5720, page 918, Register's Office of Davidson County, Tennessee.
6. Charter of record in Book 5722, page 198, Register's Office of Davidson County, Tennessee.
7. Transmission Line Easement of record in Book 2439, Page 564, Register's Office of Davidson County, Tennessee.
8. Sewer easement of record in Book 4545, page 203, and Book 4545, page 206, Register's Office of Davidson County Tennessee.
9. Sewer Lines and Water Lines conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water, Sewerage Services, of record in Book 5657, pages 28 and 33, Register's Office of Davidson County, Tennessee.

This is improved property known as: 708 Apple Court, Nashville, TN 37211

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantee and Grantee's successors, heirs and assigns, forever. **GRANTOR COVENANTS** that he is lawfully seized of said land in fee simple, has a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTOR FURTHER COVENANTS** and binds himself and his successors, heirs, and assigns to warrant and forever defend the

title to said land to Grantee and Grantee's successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 19th day of December 2005.

James Edward Ritchey

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, James Edward Ritchey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 19th day of December 2005.

Notary Public

My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009