WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2006 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 186,000.00

Barbara Schneider
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF DECEMBER, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-01144 SCHNEIDER

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Barbara Schneider	Same	MAP:
4505 Harding Pike, Unit 128		Parcel:116-03-B 128.00 CO
Nashville, TN 37205		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES. AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WILLIAM BRYAN LEE, AND WIFE, LAURA ANDERS LEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

BARBARA SCHNEIDER, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4505 Harding Pike, Unit 128, Nashville, TN 37205

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, its successors and assigns, forever, and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 19th day of December, 2005.

William Bryan Lee

Laura Anders Lee

Davidson County DEEDWARR
Recvd: 12/27/05 10:16 2 pgs
Fees:13.00 Taxes:688.20
20051227-0153642

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, WILLIAM BRYAN LEE AND LAURA ANDERS LEE, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2006 WILLIAMSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 128, ROYAL OAKS APARTMENTS, A CONDOMINIUM, together with an undivided 1.069% interest in the common elements of 4505 Harding Road Homeowenr's Association, as shown on plat of record in Plat Book 5200, Page 45, as established under Master Deed of record in Book 5282, Page 972, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Warranty Deed from Elaina H. Scott to William Bryan Lee and Laura A. Lee, husband and wife as recorded on the 16th day of July, 2004 in Instrument No. 20040716-0085486 and Warranty Deed from Cecilia Jane Sisco to Elaina H. Scott as recorded on the 16th day of March, 1984 in Book 6251, Page 370, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to: (1) Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. (2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROYAL OAKS APARTMENTS, CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 45, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604c). (3) Terms and provisions of by-Laws of The 4505 Harding Road Homeowners' Association recorded in Book 5282, Page 992. (4) Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ROYAL OAKS APARTMENTS, CONDOMINIUM APARTMENTS of record inBook 5282, Page 972; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon. (5) Charter recorded in Book 5282, Page 502. (6) Easement for Sanitary Sewer and/or Storm, recorded in Book 4835, Page 964. (7) Easement recorded in Book 5144, Page 244, Book 4744, Page 370 modified in Book 4978, Page 524, Book 4668, Page 986, Book 3165, Page 607 and Book 3347, Page 188.