WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

G-VRE-05-1400

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS [redacted] $287,625.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF December, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

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
George Ritzen	New Owner	
1400 8th Avenue #305 (ADDRESS)	(NAME) 513 3rd Ave. South (ADDRESS)	81-12B-305.00 CO
Nashville, TN 37219 (CITY) (STATE) (ZIP)	Nashville, TN 37210 (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 CRAYTON R. BENSON AND WIFE, TINA BENSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GEORGE RITZEN, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 305 TOGETHER WITH THE ALLOCATED PARKING SPACES AND THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF THE LOFTS AT WERTHAN MILLS, A HORIZONTAL PROPERTY REGIME AS ESTABLISHED BY MASTER DEED FOR THE LOFTS AT WERTHAN MILLS CONDOMINIUMS OF RECORD IN INSTRUMENT #20031023-0157113, AS AMENDED IN INSTRUMENT #20040521-0059936, IN INSTRUMENT #20040712-0082926 AND IN INSTRUMENT #20050202-0012489, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID UNIT BEING DEPICTED ON THE SITE PLAN ATTACHED TO SAID MASTER DEED AS AN EXHIBIT, ALL TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING PART OF THE SAME PROPERTY CONVEYED BY SPECIAL WARRANTY DEED FROM CRJ 8TH AVENUE PROPERTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO THE LOFTS AT WERTHAN MILLS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 23RD DAY OF OCTOBER, 2003 IN INSTRUMENT NO. 20031023-0157115 AND WARRANTY DEED FROM THE LOFTS AT WERTHAN MILLS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO CRAYTON R. BENSON AND WIFE, TINA BENSON AS RECORDED ON THE 1ST DAY OF MARCH, 2005 IN INSTRUMENT NO. 20050301-0022439, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 9183, page 130; Book 11625, page 280; Book 175, page 137; Book 1291, page 593; Book 4718, page 619; Instrument Number 20031023-0157113; 20040521-0059936; 20040712-0082926; 20050202-0012489; 20031027-0157822; 20031023- 0157114; and 20050202-0012491, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 12/27/05 11:06 2 pgs
Fees:13.00 Taxes:1064.21

20051227-0153723

unimproved ( )
This is improved (X) property, known as 1400 8th Avenue #305, Nashville, Tennessee 37219
(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 15th day of December, 2005.

Crayton R. Benson

Tina Benson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Crayton R. Benson and Tina Benson, 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 15th day of December, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903