Davidson County DEEDWARR
Recvd: 12/28/05 11:56 1 pgs
Fees:13.00 Taxes:813.82

20051228-0155222

WARRANTY DEED

LUM-H05286

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,950.00

David Lum
Affiant

Subscribed and sworn to before me, this 23rd DAY OF December, 2005.

Allison Egan
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

My Commission Expires: 09/08/07

ALLISON W. EGAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Lum, an unmarried man	AmSouth Bank	117-11-0-J-306 CO
(NAME)	(NAME)	
2025 Woodmont Blvd., #306	RCN-6, 2050 Pkwy Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JOHN H. FRIEDMANN, JR., UNMARRIED, AND JOHN H. FRIEDMANN, SR., MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DAVID LUM, AN UNMARRIED MAN, 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. 306, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to John H. Friedmann, Jr., unmarried and John H. Friedmann, Sr., married, as joint tenants with the right of survivorship by deed from The Garden Partners, a Tennessee general partnership of record in Instrument 20041007-0121444, recorded on October 7, 2004,said Register's Office for Davidson County.

unimproved ( )
This is improved (X) property, known as 2025 Woodmont Blvd., #306, Nashville, Tennessee 37215
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 23rd day of December, 2005.

John H. Friedmann, Jr.

John H. Friedmann, Sr.

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Sumner

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named John H. Friedmann, Jr. and John H. Friedmann, Sr., the bargainor(s), 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 at Nashville, Tennessee, this 23rd day of December, 2005.

My Commission Expires:
9/8/07

Rhonda M Schneider
Notary Public