WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-MF-05-210

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF December, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/06/06 11:39 2 pgs
Fees:13.00 Taxes:351.50
20060106-0002264

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
Mary Frances Rudy	Same (NAME)	
210 University Square (ADDRESS)	2012 21st Ave. South (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	92-16-B-17 CO

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 BRIAN J.DONNELLY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARY FRANCES RUDY, AN UNMARRIED WOMAN, 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 OF DAVIDSON COUNTY, TENNESSEE, BEING LOTS 163, 164, 165, 166, 167, 168 AND 169 ON THE PLAN OF O. B. HAYES SECOND PLAN OF SMALL LOTS IN NASHVILLE, OF RECORD IN PLAT BOOK 1, PAGE 81, CHANCERY COURT, DAVIDSON COUNTY, TENNESSEE, AND FURTHER KNOWN AS:

UNIT NO. 210 ON THE PLAN OF UNIVERSITY SQUARE CONDOMINIUM APARTMENTS OF RECORD IN BOOK 6900, PAGE 124, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST OF THE COMMON ELEMENTS AS SHOWN IN THE MASTER DEED AND BY-LAWS OF RECORD IN BOOK 7051, PAGE 529, AS AMENDED IN BOOK 7119, PAGE 884, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO BRIAN J. DONNELLY BY WARRANTY DEED FROM MARY ANN ROBERTS, RECORDED ON THE 30TH DAY OF SEPTEMBER, 2005 IN INSTRUMENT NO. 20050930-0117909, 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 6900, page 124; Book 7051, page 559; Book 7119, page 884; Book 7051, page 529; Book 7119, page 884; and Book 7078, page 443, Register's Office for Davidson County, Tennessee.

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unimproved ( )
This is improved (X) property, known as 210 University Square, Nashville, Tennessee 37212
(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 30th day of December, 2005.

Brian J.Donnelly

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian J.Donnelly, 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 30th day of December, 2005.

Notary Public

My Commission Expires:

(SEAL)

CARA MONFORTE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 26, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903