58 D

Davidson County DEEDWARR
Recvd: 02/08/06 08:45 3 pgs
Fees:18.00 Taxes:111.00
20060208-0015410

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Landis Ventures, LLC 2047 24th Avenue South Nashville, Tennessee 37212	Same as New Owner	Map:102-07-0A Parcel:63.00
This instrument prepared by: David B. Gray, Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Matthew A. Bright** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Landis Ventures, LLC** ("Grantee"), and its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A-16 of West Meade Condominiums, created under Title 66, Chapter 27, Sections 101, et seq. as amended, Tennessee Code Annotated, and as established by the Master Deed of record in Book 5923, page 704, and amended in Book 6277, page 653, Book 7333, pages 415 and 418, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominiums, of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of said units.

Being the same property conveyed to Matthew A. Bright and wife, Beth Ann Bright by deed of record in Book 6309, page 679, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Matthew Allen Bright by Quitclaim deed from Beth Ann Bright pursuant to the terms of certain Marital Dissolution Agreement incorporated in the Final Decree of Divorce, appearance number 03D-2018, of record in Instrument No. 20040518-0057867, Register's Office for Davidson County, Tennessee.

The said Matthew Allen Bright being one and the same person as Matthew A. Bright.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein in Exhibit "A" attached hereto.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and its successors and assigns, against the lawful claims of all persons.

This is improved property, known as 6680 Charlotte Pike, Unit A-16, Nashville, TN 37209.

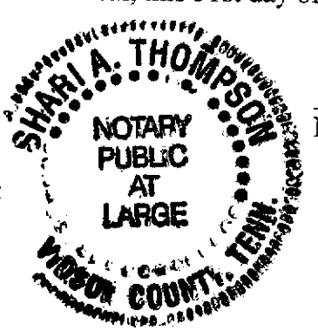
EXECUTED this 31st day of January, 2006.

Matthew A. Bright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Matthew A. Bright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 31st day of January, 2006.



NOTARY PUBLIC

My Commission Expires:
3-21-09

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of January, 2006.

NOTARY PUBLIC

My Commission Expires:
3-21-09

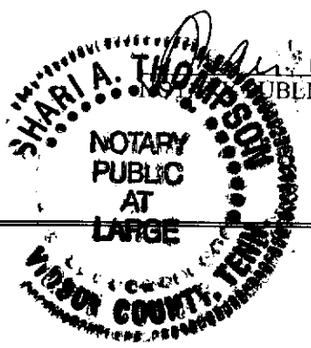


EXHIBIT A

1. All matters as shown on subdivision plan of record in Book 5200, page 430, Register's Office for Davidson County, Tennessee.
2. Subject to Master Deed of West Meade Condominiums contained in an instrument of record in Book 5923, page 704, amended in Book 6277, page 653 and Book 7333, pages 415 and 418, Register's Office for Davidson County, Tennessee.
3. Subject to By-Laws of record in Book 5923, page 740 and in Book 7333, page 718, Register's Office for Davidson County, Tennessee.
4. Subject to Charter of West Meade Condominiums Association contained in an instrument of record in Book 5918, page 953 and in Book 5923, page 756, Register's Office for Davidson County, Tennessee and recorded with the Tennessee Secretary of State, and the By-Laws and Rules and Regulations of said corporation.
5. Subject to an easement for sanitary sewers and/or storm drainage and temporary construction conveyed by deed from Walter R. Capps and Reese L. Smith, Jr. to Metropolitan Government of Nashville and Davidson County, Tennessee, dated May 17, 1971, of record in Book 4520, page 836, said Register's Office. NOTE: As part of said easement, Grantors, their heirs, successors and assigns, reserve the privilege of free taps to said sewer where necessary to serve said property. (Said instrument affects the title holder's interest in and to the common elements.
6. Subject to an easement for water mains and appurtenances set forth in an instrument of record in Book 8808, page 872, Register's Office for Davidson County, Tennessee.
7. Subject to an encroachment easement from James A. Lewis and wife, Hilda M. Lewis to the West Meade Condominium Association dated April 30, 1985, of record in Book 6561, page 90, said Register's Office as to portion of the blacktop area located on the southwesterly boundary line encroaching upon the adjoining tract of land.
8. Real Estate taxes for the current year, which have been prorated between the parties and assumed by the Grantee.
9. This conveyance is subject to any and all existing easements and restrictions of record.
10. This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and right of way for public utilities.