Davidson County DEEDWARR
Recvd: 02/22/06 11:06 2 pg
Fees:13.00 Taxes:791.80

20060222-0020627

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

G-MR-06-312

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 Ann Roberts	New Owner (NAME)	
900 19th Ave Unit 312 & 413 (ADDRESS)	508 Cornersville Rd (ADDRESS)	92-16B-33.00 CO &
Nahville, TN 37212 (CITY) (STATE) (ZIP)	Lewisburg, TN 37091 (CITY) (STATE) (ZIP)	92-16B 48.00 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 BRY HOLDINGS, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARY ANN ROBERTS, 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 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 NOS. 312 and 413 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 BRY Holdings, Inc. by Warranty Deed from Mary Ann Roberts executed July 21, 2005 and filed for record on July 27, 2005 as Instrument Number 20050727-0087384, and re-recorded on November 11, 2005 as Instrument Number 20051101-0132148, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 900 19th Ave Unit 312 & 413, Nahville, 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 8th day of February, 2006.

President
BRY Holdings, Inc.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Jay Rosenblum, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged h.m self to be the President of BRY Holdings, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by himself as President.

Witness my hand and official seal at Nashville, Tennessee on this 8th day of February, 2006.

NOTARY PUBLIC

My Commission Expires: 7-29-06

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903