THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTY. AT LAW
225 MAHR AVENUE
LAWRENCEBURG, TN. 38464
FILE # 06138BG

Davidson County DEEDWARR
Recvd: 02/24/06 10:48 2 pgs
Fees:13.00 Taxes:407.00
20060224-0021669

FROM: DAVID W. VINCENT, A MARRIED PERSON

TO: ROBERT EVERS, A SINGLE PERSON

WARRANTY DEED

For and in consideration of the sum of ONE HUNDRED TEN THOUSAND AND NO/100---($110,000.00)---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, DAVID W. VINCENT, A MARRIED PERSON, have bargained and sold, and by these presents, do transfer and convey unto the said ROBERT EVERS, A SINGLE PERSON, his heirs and assigns a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

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 No. 904 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.

Buyer has right to use and occupy parking space 2s #35, also known as covered parking space for Unit 904.

Subject to all matters as shown on Plat of record in Plat Book 1, Page 81, Chancery Court, Davidson County, Tennessee, and Plat Book 6900, Page 124, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on Master Deed of record in Book 7051, Page 529, and amended in Book 7119, Page 884, Register's Office of Davidson County, Tennessee.

Subject to all matters as set out in Charter for Condo Association of record in Book 7078, Page 443, Register's Office of Davidson County, Tennessee.

This being the same property conveyed to David W. Vincent by Warranty Deed dated January 24, 1996, from Billie S. Johnson and Ginny Johnson, of record in Book 9931, Page 63, Register's Office of Davidson County, Tennessee.

Title to the aforesdescribed property is vested in David W. Vincent. Briana Vincent joins in this instrument to convey any marital interest she has in said property by reason of her marriage to David W. Vincent.

MAP & PARCEL NO.: 92-16-B-93.00-CO

PROPERTY ADDRESS: 900 19TH AVENUE SOUTH, #904, NASHVILLE, TN 38203

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said ROBERT EVERS, his heirs and assigns forever. And I do covenant with the said ROBERT EVERS, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for all matters as shown on the Plats and Master Deed as set out above, and the Charter for Condo

Association of record in Book 7078, Page 443, Register's Office of Davidson County, Tennessee.

And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend title to said land to ROBERT EVERS, his heirs and assigns against lawful claims of all persons whomsoever.

WITNESS MY HAND THIS 21st DAY OF February, 2006.

DAVID W. VINCENT

BRIANA VINCENT

STATE OF TENNESSEE
COUNTY OF Lawrence

On this 21st day of February, 2006, before me personally appeared DAVID W. VINCENT AND WIFE, BRIANA VINCENT, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that he executed the foregoing instrument and acknowledged that he executed the same as his free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Lawrenceburg, in the State of Tennessee.

SHEILA H. FRISBIE STATE OF TENNESSEE NOTARY PUBLIC SEAL LAWRENCE COUNTY

NOTARY PUBLIC
My Commission Expires: 9/29/09

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $110,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 21st day of February, 2006.

SHEILA H. FRISBIE STATE OF TENNESSEE NOTARY PUBLIC SEAL LAWRENCE COUNTY

NOTARY PUBLIC
My Commission Expires: 9/29/09

SEND TAX BILLS TO:

Robert Evers
P.O. Box 952
Lawrenceburg, TN. 38464

MAIL RECORDED DOCUMENT TO: