Davidson County DEEDWARR
Recvd: 03/02/06 10:33 3 pgs
Fees:18.00 Taxes:675.62

20060302-0024164

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $182,600.00. **Affiant** Subscribed and sworn to before me, this 28th day of February, 2006. Notary Public My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
James W. Caden 4504 Harding Pike, #100 Nashville, TN 37205	SAME	116-03-0-B 100.00CO 7DA 78000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALBERT P. SIGHTS, JR., AND WIFE, JANE R. SIGHTS,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JAMES W. CADEN**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain apartment in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 100 of Royal Oaks Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description, together with an undivided interest in common elements as shown on said plan. Subject to the provisions of the Master Deed of record in Book 5282, page 972, et seq., and page 992, et seq., said Register's Office, to which reference is hereby made for more complete details. Said Unit is also known as Apartment No. 100.

Being the same property conveyed to Albert P. Sights, Jr., and wife, Jane R. Sights, by deed from William F. Baskerville and wife, Judith R. Baskerville, of record as Instrument No. 20041018-0125164, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 taxes, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Master Deed creating a Horizontal Property Regime, of record in Book 5282, page 972 and Book 5282, page 992, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 5200, page 45, Register's Office for said County.

4. Rights of others in and to the common elements.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 4505 Harding Pike, Unit 100, Nashville, TN 37205.

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, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 28th day of February, 2006.

Albert P. Sights, Jr.

Jane R. Sights

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALBERT P. SIGHTS, JR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of February, 2006.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JANE R. SIGHTS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of February, 2006.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007