Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #06-1120

1 of 1

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/13/06 11:46 2 pgs
Fees:13.00 Taxes:284.90

20060413-0042477

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Robert S. Langley and wife, Mary B. Langley, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Ina Hitt ~~and husband Hitt~~, IH IH hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being a portion of Royal Oaks Tower, a Horizontal Property Regime established by Master Deed and Bylaws of record in Book 4710, page 901, Register's Office for Davidson County, Tennessee and being Unit 1E of Royal Oaks Tower as shown on the plan of record in Book 4460, page 189, said Register's Office, together with the undivided 0.81564 percentage interest in the common elements appurtenant to said unit as set from in said Master Deed and Bylaws, all to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert S. Langley and wife, Mary B. Langley by deed from Charles F. Alexander, Trustee dated 3/10/1976 of record in Book 5005, page 558, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4505 Harding Pike Unit 1E, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 6th day of April, 2006

Robert S. Langley

Mary B. Langley

State of Connecticut)
County of Tolland)

On this 6th day of April, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Robert S. Langley and Mary B. Langley, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: _____

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 77,000.00.

Affiant

Sworn and subscribed before me on this the 6th day of April, 2006.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Ina Hitt
4505 Harding Pike Unit 1E
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
same

TAX MAP-PARCEL #:
116 03 0A 020.00CO