Davidson County DEEDWARR
Recvd: 04/20/06 14:12 2 pgs
Fees:13.00 Taxes:122.10

20060420-0045588

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $33,000.00.

Affiant Jeffrey C. Horn

Subscribed and sworn to before me, this the 19 day of April, 2006.

My commission expires: 1/27/07

Notary Public

HEATHER R. CALVIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007

Warranty Deed

THIS INSTRUMENT PREPARED BY:

Jeffrey C. Horn, Attorney at Law

4525 Harding Road, Suite 200

Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Craig A. Carlton **1514 6th Street, N.W.** **Washington, DC 20001**	**New Owner**	**Map 133, Group 15A, Parcel 28**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Alice Gonzales, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Craig A. Carlton, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson COUNTY, STATE OF Tennessee**, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Unit No. E8 of Pagoda Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et. seq. as amended, Tennessee Code Annotated, and as established by Master Deed of Pagoda Condominiums of record in Book 6111, Page 22, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being all of the same property conveyed to Alice Gonzales by deed dated June 18, 1997 from Alex Bonner d/b/a B & W Investments of record in Book 10506, Page 15, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to real property taxes for the current year, the Plan and Master Deed of record in Book 6111, Page 22, Book 9445, Page 492, and Book 10458, Page 936, Register of Deeds Office for Davidson, Tennessee, Bylaws of record in Book 6111, Page 492, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6548, Page 125 and Book 8870, Page 923, Register's Office for Davidson County, Tennessee, and subject to the rights of others in and to the common areas and/or elements.

This is { (X) Improved ( ) Unimproved } property known as 320 Welch Road, E-8, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the above described lands and premises, together with all appurtenances thereunto belonging, or in any way appertaining, unto the Grantee(s) and his heirs, successors, administrators, and assigns forever, but subject always, however, to the limitations set out above.

AND the said Grantor(s) do covenant to and with said Grantee(s), his or her heirs, successors, administrators, and assigns that they are lawfully seized in fee simple of said lands and premises, and have full right and power to convey the same to the Grantee(s) in fee simple (but subject, however, to the limitations set out above) and that said lands and premises are free from any and all encumbrances, except as set forth above, and that they will, and their heirs, successors, administrators, and assigns shall forever warrant and defend the title to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantee(s), his or her heirs, successors, administrators, and assigns against the lawful claims of all persons whomsoever. Whenever 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 hand this 15th day of April, 2006.

Alice Gonzales

ACKNOWLEDGMENT

STATE OF ~~TENNESSEE~~ Louisiana
COUNTY OF Jefferson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Alice Gonzales, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 15th day of April, 2006.

Notary Public Bruce P Schermerhorn

Commission Expires: with Life

