	STATE OF TENNESSEE **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $84,000.00 Affiant Subscribed and sworn to before me, this 14th day of April, 2006. Notary Public My commission expires:_____
(Notary Stamp)	

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2006

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/20/06 14:37 2 pgs
Fees:13.00 Taxes:310.80

20060420-0045640

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John W. Miller, Jr.	**New Owner**	**Map 96-11-O-A, Parcel 65-CO**
308 Hickory Place, Unit H-6		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Joseph A. Alalade, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John W. Miller, Jr.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium apartment in Davidson County, Tennessee, being Unit No. H-6 of Phase IV, Hickory Place Condominiums, a horizontal property regime pursuant to Tennessee Horizontal Property Act, as shown on the plan Exhibit "C" to the Master Deed of record in Book 6250, page 795 and in Book 7015, page 182, respectively, Register's Office for Davidson County, Tennessee, to which reference is herby made for a more complete description thereof, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the condominium

Being the same property conveyed to Joseph A. Alalade, by Warranty Deed, from Ellen Christine Dyck, a single woman, of record in Instrument No. 20030709-0094285, Dated June 27, 2003, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6250, page 228, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 6391, page 482, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 6472, page 435, Book 6476, page 663, Book 6654, page 910, Book 6759, page 533, Book 7015, page 182, Book 7015, page 187 and Book 7015, page 192, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 6472, page 456, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 308 Hickory Place, Unit H-6, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 14th day of April, 2006.

X _____
Joseph A. Alalade

*Fatima Nasir, wife of Joseph Alalade, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

X _____
Fatima Nasir

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Asst
* and Fatima Nasir,

Personally appeared before me, a Notary Public of said County and State, Joseph A. Alalade*, married, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of April, 2006.

_____
Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Joseph Alalade**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Fatima Nasir for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Fatima Nasir, and is authorized by Fatima Nasir to execute this instrument on her behalf.

This the 14th day of April, 2006.

My Commission Expires:_____

_____
Notary Public

File #: **06221-SH**
RECORD & RETURN TO:

_____

_____

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