Davidson County DEEDWARR
Recvd: 04/27/06 12:17 3 pgs
Fees:18.00 Taxes:691.90

20060427-0048334

Box 44

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 $187,000.00.

Scott R. Caden

Affiant

Subscribed and sworn to before me, this 25th day of April, 2006.

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

Notary Public

My Commission Expires:

My Commission Expires JAN. 27, 2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Scott R. Caden	SunTrust Mortgage, Inc.	
4504 Harding Pike, #100	1001 Semmes Avenue	116-03-0B 100.00CO
Nashville, TN 37205	Richmond, VA 23224	

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES W. CADEN,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SCOTT R. CADEN,**

hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, 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 James W. Caden by deed from Albert P. Sights, Jr., and wife, Jane R. Sights, of record as Instrument No. 20060302-0024164, Register's Office for Davidson County, Tennessee.

Subject property is not the usual place of residence of the Grantor or his spouse.

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 Grantor 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 4504 Harding Pike, #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 I covenant with the said Grantee 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, unless otherwise herein set out; and further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 25th day of April, 2006.

James W. Caden

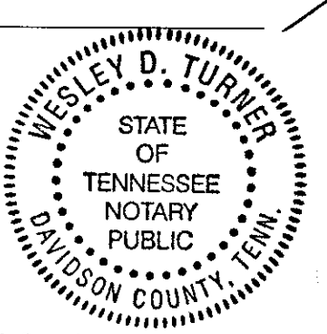
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES W. CADEN**, 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 25th day of April, 2006.

Notary Public

My Commission Expires: _____



My Commission Expires JAN. 27, 2007

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