Davidson County DEEDWARR
Recvd: 05/03/06 08:49 2 pgs
Fees:13.00 Taxes:932.40

20060503-0050832

# WARRANTY DEED

G-VRE-06-42E

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

JOHN G. LEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Walter J. Phillips, IV | SunTrust Mortgage, Inc. | |
| 4505 Harding Road #42E | (NAME) 201 4th Avenue North, 7th Fl. | 116-3-A-45 |
| (ADDRESS) Nashville, TN 37205 | (ADDRESS) Nashville, TN37219 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JASON W. OWEN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WALTER J. PHILLIPS, IV, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THOSE CERTAIN PREMISES COMPRISING A PORTION OF ROYAL OAKS TOWER, A PROJECT HAVING BEEN ESTABLISHED AS A HORIZONTAL PROPERTY REGIME, BY MASTER DEED AND DECLARATION AND BY-LAWS DATED THE 22ND DAY OF MAY, 1973, AND RECORDED IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN BOOK 4710, PAGE 901, SAID PREMISES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

UNIT LABELED 42E OF SAID PROJECT AS SHOWN ON THE PLAN RECORDED IN BOOK 4460, PAGE 189, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND AN UNDIVIDED 2.22476% INTEREST APPURTENANT TO THE UNIT IN ALL COMMON ELEMENTS OF SAID PROJECT AS DESCRIBED IN SAID DECLARATION.

BEING THE SAME PROPERTY CONVEYED TO JASON W. OWEN BY WARRANTY DEED FROM ELIZABETH C. THOMPSON, UNMARRIED, RECORDED ON THE 22ND DAY OF FEBRUARY, 2006 IN INSTRUMENT NO. 20060222-0020552, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those recorded in Book 4460, page 189; Book 4710, page 915; Book 4710, page 901; Book 4798, page 813; Book 4300, page 201; Book 4668, page 986, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 4505 Harding Road #42E, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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 GRANTEE(S), 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 26th day of April, 2006.

Jason W. Owen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason W. Owen, the within named bargainor, 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 and official seal, this the 26th day of April, 2006.

Notary Public

My Commission Expires: 7-22-06

(SEAL)




**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903