Davidson County DEEDWARR
Recvd: 05/03/06 09:57 2 pgs
Fees:13.00 Taxes:656.75

20060503-0050964

Warranty Deed

Old Republic Title: Owner's Title Number: _____

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Gregory T. Finlay and Joe Finlay	Same As New Owner	Map: 117-03-D
236 Hillsboro Place		Parcel: 236.00-CO
Nashville, TN 37215-1361		

For and in Consideration of the sum of $ 177,500.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

I, Dana L. Irwin, an unmarried person

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Gregory T. Finlay and Joe Finlay

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

A certain condominium unit in Davidson County, Tennessee, and being **Unit No. 236** on the plan of **Hillsboro Station Condominiums,** Hillsboro Place, as shown on the plan of record at **Plat Book 6250, page 751-753** and as described in the Master Deed 6740, page 37, both of record in the Register's Office for said County and both to which reference is hereby made and the same incorproated herein for a complete description of said Unit, together with all fixtures, wall coverings, applicances, carpets and floor coverings, and/or other improvements therein and as contracted to be conveyed hereby and with that certain undivided interest in the General and LImited Common Elements appurtenant thereto (all hereinafter referred to as the "Property").

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number 20021220-0157506, in said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:

Master Deed of record at Book 6740, page 37 and By-Laws thereto at Book 6740, page 45; easements as of record at Book 1877, page 581, Book 4633, page 468, Book 3965, page 909, Book 4158, page 34, Book 3531, page 572, Book 3531, page 576, Book 3531, page 592, Book 6629, page 452, and Book 6595, page 58; and the limitations shown on said plan at Plat Book 6250, pages 751-753 all said Register's Office.

This is **IMPROVED** property known as: 236 Hillsboro Place, Nashville, TN 37215
{unimproved / improved}

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, their heirs and assigns, forever. We do covenant with 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 is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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~~ our hands on this 28th day of APRIL, 20 06

Dana L. Irwin

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual value or consideration, whichever is greater, for this transfer is $ 177,500.00.

Joseph R Finlay, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON May 1, 2005

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Dana L. Irwin

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on APRIL 29, 2006

My Commission Expires: 09-22-2007

MARBUT GLENN GASTON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Notary Public: Marbut Glenn Gaston, Jr.

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Road, Nashville, TN 37215 ... (615) 385-2804 ... TN Supreme Court# 003143