Return to: First Title and Escrow Company, Inc.
File Number 25288 Box 9B

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #06-1163

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/09/06 13:21 2 pgs
Fees:13.00 Taxes:739.63
20060509-0054293

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Anne C. Ford, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Jeffrey H. Cohen, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

*unmarried

Being Unit 171 as shown on the Plat of Royal Oaks Apartments, a condominium, of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee, together with an undivided 1.069% interest in common elements of 4505 Harding Road Homeowners' Association, as described in Book 5282, page 972, et. seq., said Register's Office. Said Unit is also known as Apartment No. 171.

Being the same property conveyed to Anne C. Ford, unmarried, by deed from Royal Oaks Limited Partnership, dated May 9, 1978 of record in Book 5283, page 921, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4505 Harding Pike, Unit 171, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 1st day of May, 2006

Anne C. Ford 5/1/06

State of Tennessee)
County of Davidson)

On this 1st day of May, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Anne C. Ford, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-24-2008

SANDI WILLEE IRONS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 199,900.00.

Affiant

Sworn and subscribed before me on this the 1st day of May, 2006.

Notary Public

My Commission Expires: _____

CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Jeffrey H. Cohen	SunTrust Mortgage	116 03 0B 171.00CO
4505 Harding Pike, Unit 171	201 Fourth Avenue N 7th Floor	
Nashville, TN 37205	Nashville, Tennessee 37219	