Davidson County DEEDWARR
Recvd: 05/17/06 15:59 2 pgs
Fees:13.00 Taxes:982.35
20060517-0058132

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Prosperity, a Tennessee general partnership	New Owner	Map 43
330 Franklin Road, Ste. 135A-388		Group 10-A
Brentwood, TN 37027		Parcels 2,3,5,10,12,13, 18,21,25, and 41

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Richard L. Escue and wife, Ann James** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Prosperity, a Tennessee General Partnership (The "Grantee"), its successors and/or assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A-2 (210), A-4 (211), A-6 (208), A-13 (307), A-15 (304), A-22 (200), A-24 (201 and B-35 (303), Madison Park Condominiums, according to the Master Deed of record in Book 5462, page 614, as corrected by Book 5608, page 551, and amended by Book 8014, page 416, Register's Office for Davidson County, Tennessee and more particularly described in Plat Book 5200, pages 179 thru 182, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Land in Davidson County, Tennessee, being Unit A-5 (311), Madison Park Condominiums, according to the Master Deed of record in Book 5462, page 614, as corrected by Book 5608, page 551, and amended by Book 8014, page 416, Register's Office for Davidson County, Tennessee and more particularly described in Plat Book 5200, pages 179 thru 182, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Land in Davidson County, Tennessee, being Unit A-20 (203), Madison Park Condominiums, according to the Master Deed of record in Book 5462, page 614, as corrected by Book 5608, page 551, and amended by Book 8014, page 416, Register's Office for Davidson County, Tennessee and more particularly described in Plat Book 5200, pages 179 thru 182, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Richard L. Escue and Ann James of record in Book 11568, page 581, Instrument Number 20051130-0144123 and Instrument Number 20051130-0144125, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years.
2. Master Deed of record in Book 5462, page 614 as corrected by Book 5608, page 551 and amended b y Bok 8014, page 416, said Register's Office.
3. Plan of record in Plat book 5200, pages 179 thru 182, said Register's Office.
3. Subject to two Deeds of Trust of record in Instrument Number 20051130-0144124 and Instrument Number 20051130-0144126, said Register's Office, which Grantee hereby agrees to assume and pay.

This is improved property commonly known as 555 N. Dupont Avenue, Units A-2, A-4, A-5, A-6, A-13, A-15, A-20, A-22, A-24 and B-35, Madison, Tennessee 37115.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $265,500.00.

Ralph Douglas McGee, III
Affiant

Subscribed and sworn to before me this 9th day of May, 2006.

Angela Edwards
Notary Public

ANGELA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11-14-09

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 9th day of May, 2006.

Richard L. Escue
Richard L. Escue

Ann James

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Richard L. Escue and wife, Ann James with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9 day of May, 2006.

Angela Edwards
Notary Public

ANGELA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11-14-09