WARRANTY DEED

B-MFR-06-3520

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

LAURA MITCHELL 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
Mary Frances Rudy	Mary Frances Rudy (NAME)	
3520 West End Avenue, Unit 11 (ADDRESS)	2613 Belmont Blvd. (ADDRESS)	104-09-0E-011.00 CO
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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 CARLA M. NUNNALLY AND HUSBAND, JAMISON HUHNER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARY FRANCES RUDY, 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:

BEING UNIT NO. 11 AS SHOWN ON THE PLAN OF RICHLAND PLACE CONDOMINIUM, ACCORDING TO THE MASTER DEED OF RECORD IN BOOK 6100, PAGE 222, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED IN PLAT BOOK 5200, PAGE 570, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH EACH AND ALL OF THE RIGHTS, PRIVILEGES AND APPURTENANCES THEREUNTO BELONGING AS SET FORTH IN SAID MASTER DEED, INCLUDING WITHOUT LIMITATION SUCH UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE LAND AND COMMON ELEMENTS REFLECTED IN SAID MASTER DEED AND PLAN TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ANDREW B. NUNNALLY AND WIFE, CARLA M. NUNNALLY BY WARRANTY DEED FROM MOHAMMAD B. SHAHEBRAHIMI, UNMARRIED, RECORDED MAY 3, 2000 IN INSTRUMENT NO. 20000503-0044355, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BY QUITCLAIM DEED RECORDED APRIL 5, 2001 IN INSTRUMENT NO. 20010405-0033432, REGISTER'S OFFICE FOR SAID COUNTY, ANDREW B. NUNNALLY CONVEYED HIS INTEREST TO CARLA M. NUNNALLY. Said Jamison Huhner joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 6100, page 252; Book 6100, page 222; Book 6098, page 374 and Book 8417, page 428, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3520 West End Avenue, Unit 11, 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.

Davidson County DEEDWARR
Recvd: 05/19/06 10:45 2 pgs
Fees:13.00 Taxes:592.00
20060519-0059020

Witness my/our hand(s) this 15th day of May, 2006.

Carla M. Nunnally

Jamison Huhner

STATE OF Tennessee
COUNTY OF Davidson

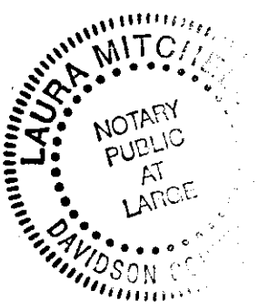
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carla M. Nunnally and Jamison Huhner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of May, 2006.

Notary Public

My Commission Expires:

(SEAL)



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