JOHN GLEAVES NOTARY PUBLIC DAVIDSON COUNTY, TENN

WARRANTY DEED LARGE

G-KRESS-06-403

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,875.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

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
Richard Davis	New Owner (NAME)	
237 5th Avenue North Unit #403		93-6-1-30
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		093-06-1-030.00
(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 THE KRESS LOFTS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD DAVIS AND WIFE, ELAINE DAVIS, AS PART OF AN I.R.C. SECTION 1031 TAX-DEFERRED EXCHANGE, 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 Unit 403, and 1 parking space, THE KRESS LOFTS CONDOMINIUMS, as established under Master Deed of record in Instrument No. 20050429-0048067 amended at Instrument No. 20060324-0034091, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed by Quitclaim Deed from Metropolitan Development and Housing Agency to The Kress Lofts, LLC, a Tennessee limited liability company as recorded on the 29th day of April, 2005 in Instrument No. 20050429-0048064 and Quitclaim Deed from Metropolitan Development and Housing Agency to Farah H. Dabit as recorded on the 29th day of April, 2005 in Instrument No. 20050429-0048066, 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.

unimproved ( )
This is improved (X) property, known as 237 5th Avenue North Unit #403, Nashville, Tennessee 37219
(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 May, 2006.

The Kress Lofts, LLC
BY: A White
Aaron White, Chief Manager

Davidson County DEEDWARR
Recvd: 06/02/06 13:25 2 pgs
Fees:13.00 Taxes:898.64
20060602-0065247

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of May, 2006, before me personally appeared Aaron White, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Manager of The Kress Lofts, LLC, the within named bargainor, a limited liability company, and that he/she as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of May, 2006.

Notary Public

My Commission Expires:



My Commission Expires MAR. 8, 2010

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