THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25411-05-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $224,900.00. Affiant Subscribed and sworn to before me this 2nd day of June, 2006. Notary Public My Commission Expires:

My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Karl B. Bezak Karl W. Bezak 311 Rose Hall Nashville, TN 37212	SunTrust Mortgage, Inc. 1001 Semmes Ave. Richmond VA 23224	Map No. 104-06-0-N Parcel No. 311.00 co.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christine A. Riner and Ronald E. Lester and Natalie A. Lester*and Andrew W. Lester and Lavella Riner**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karl B. Bezak, unmarried and Karl W. Bezak, married** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*unmarried

This is improved property located at 311 Rose Hall, Nashville, TN 37212. This is not now, nor has it ever been the principal residence of Christine A. Riner, Ronald E. Lester, Andrew W. Lester or Lavella Riner.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of June, 2006.

Christine A. Riner

Ronald E. Lester

Natalie A. Lester by Christine A. Riner Atty In Fact
Natalie A. Lester, BY: Christine A. Riner, Attorney-In-Fact

Andrew W. Lester by Christine A. Riner Atty In Fact
Andrew W. Lester, BY: Christine A. Riner, Attorney-In-Fact

Lavella A Riner by Christine A Riner Atty in Fact
Lavella Riner, BY: Christine A. Riner, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Christine A. Riner and Ronald E. Lester**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of June, 2006.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 06/12/06 14:14 2 pgs
Fees:13.00 Taxes:832.13

20060612-0069806

STATE OF TENNESSEE; COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Christine A. Riner,** with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument on behalf of **Natalie A. Lester, Andrew W. Lester and Lavella Riner** and is authorized by the said **Natalie A. Lester, Andrew W. Lester and Lavella Riner** to execute this instrument on THEIR behalf.

Witness my hand, at Office, this 2nd day of June, 2006.

My commission expires:

_____

Notary Public

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
SEPT. 22, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 311 on the Plan of Rose Hall of record in Plat Book 6900, page 379, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Rose Hall, a horizontal property regime established by Master Deed of record in Book 7307, page 760, said Register's Office.

Being the same property conveyed to Christine A. Riner, Ronald E. Lester, Natalie A. Lester, Andrew W. Lester and Lavella Riner, as joint tenants with rights of survivorship by deed dated June 28, 2002 from V. Sreenath Reddy, married appearing as Instrument No. 20020701-0078644, and re-recorded in Instrument No. 20020708-0081778, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Rose Hall, of record in Book 7307, page 760, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 332, page 15, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6900, page 379, Register's Office for Davidson County, Tennessee.