When recorded return to: TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, TN. 37203
Box 32

BK32.

This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP (BAS)
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

Return to Box 51B

Davidson County DEEDWARR
Recvd: 06/13/06 11:36 6 pgs
Fees:33.00 Taxes:1665.00
20060613-0070213

SPECIAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel Nos.:**
D. Steve Damesworth **706 East Meadows Drive** **Mt. Juliet, TN 37122**	**Same**	147-3-0-B-119-CO 147-3-0-B-121-CO 147-3-0-B-122-CO 147-3-0-B-125-CO 147-3-0-B-126-CO 147-3-0-B-127-CO 147-3-0-B-131-CO 147-3-0-B-132-CO 147-3-0-B-134-CO 147-3-0-B-136-CO 147-3-0-B-137-CO 147-3-0-B-105-CO 147-3-0-B-143-CO 147-3-0-B-144-CO 147-3-0-B-145-CO 147-3-0-B-146-CO 147-3-0-B-147-CO 147-3-0-B-100-CO

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **HOLLY HILLS APARTMENTS PARTNERSHIP**, a Tennessee general partnership and successor in interest to Holly Hills Apartments, LLC ("Grantor"), hereby bargains and sells and does hereby transfer and convey unto **D. STEVE DAMESWORTH** (referred to hereinafter as "Grantee"), an individual, his heirs and assigns, certain land located in Davidson County, Tennessee, as further described in **Exhibit A**, attached and incorporated by reference, being eighteen (18) condominium units and all rights to common areas and other rights associated

therewith (the "Property"). This is improved property located at 370 Wallace Road, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the Grantee, his heirs and assigns forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, that it has a good right to sell and convey the same, and that the same is unencumbered, except for (1) real estate taxes for 2006 (which are being prorated at closing and assumed by Grantee) and future years, liens but not yet due and payable; (2) matters that would be shown on an accurate survey of the Property; (3) conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Southern Hills Condominium, of record at Book 6594, page 502, as amended by instrument of record in Book 7044, page 209, Register's Office for Davidson County, Tennessee; (4) Right of Way Easement granted to First Suburban Water Utility District by instrument of record in Book 4435, page 29, said Register's Office; (5) such easements, restrictions, and other matters as appear of record, including without limitation easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building on the Property; (6) terms and provisions of By-Laws of Southern Hills Condominium and Southern Hills Condominium Association, Inc., of record in Book 6594, page 547, Register's Office for said County; (7) Charter of Southern Hills Condominium Association, Inc., of record in Book 6576, page 69, Register's Office for said County; (8) Easement for Sanitary Sewer of record in

Book 6695, page 22, said Registers' Office; and (9) written leases as to some of the units conveyed herein.

In addition to the transfer and conveyance of the Property, the Grantor also hereby assigns to Grantee, and his heirs and assigns, any and all of Grantor's rights under leases pertaining to the Property, or any portion thereof.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims and demands of persons claiming by, through, or under Grantor, but not otherwise or further.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12th day of June, 2006.

HOLLY HILLS APARTMENTS PARTNERSHIP
(Grantor)

By: _____
Frank F. Ghertner, Authorized Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $450,000.00.

D. Steve Damesworth

Subscribed and sworn to before me, this 12th day of June, 2006.

NOTARY PUBLIC

My Commission Expires:

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **FRANK F. GHERTNER** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized partner of **HOLLY HILLS APARTMENTS PARTNERSHIP**, a Tennessee general partnership, and that he as such authorized partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Holly Hills Apartments Partnership by himself as such authorized partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 12th day of June, 2006.

C.M. Corriveau
Notary Public

My commission expires:

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

SCHEDULE A
(Property Description)

Tracts of land in Davidson County, Tennessee being further described as follows:

Land in Davidson County, Tennessee, being Unit Nos. A-1, A-4, A-6, A-7, A-10, A-14, A-17, A-20, A-26, A-29, B-1, B-3, B-7, B-10, B-14, B-16, B-18 and B-19 on the Plan of Southern Hills Condominiums, as established under Master Deed of record in Book 6594, page 502, and amended in Book 7044, page 209, Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said units, together with an undivided interest in the common elements appurtenant to said units, as set forth in said Master Deed.

Being the same property conveyed to Holly Hills Apartments, L.L.C., a Tennessee limited liability company, by Special Warranty Deed of record in Book 10868, page 203, Register's Office for Davidson County, Tennessee. Holly Hills Apartments, LLC subsequently merged into and is now known as Holly Hills Apartments Partnership, a Tennessee general partnership, as described in Instrument #19991229-0308242, said Register's Office.