Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Davidson County	DEEDWARR
Recvd: 07/05/06 09:09	2 pgs
Fees:13.00 Taxes:889.30	
20060705-0079766	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $240,350.00

Affiant

Subscribed and sworn to before me, this 29th day of June 2006.

Notary Public
My commission expires: 1/22/07

NANCY E. SWYSTUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007

Address of New Owner:	Send Tax Bills to:	Tax Information
Paul A. Ross	Owner	082-09-0C-007.00
1207 A 5th Ave North		
Nashville TN 37208-0000		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Amanda Goodman Knight, a married person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Paul A. Ross and wife, Susan M. Ross, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit No. 1207-A on the Plan of Germantown Court Condominiums of record in Instrument No. 20031006-0147481, Exhibit "A", in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Amanda Goodman, an unmarried woman, by deed dated 06/29/2004, from Germantown Partners, LLC, of record in Instrument No. 20050120-0007496, in the Register's Office for Davidson County, Tennessee. (Amanda Goodman now known as Amanda Goodman Knight).

This conveyance is made subject to the following: 1) 2006 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed, By-Laws, and Charter recorded in Instrument No. 20031006-0147481 and amended in Instrument No. 20050406-0037816, in the Register's Office for said County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest 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 thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Germantown Court Condominiums. 3) Notice of Completion of record in Instrument No. 20050120-0007495 4) Easement of Storm Water Detention Agreement to Metropolitan Government of record in Instrument No. 20030902-0126876

This property is improved property known as 1207 A 5th Ave North, Nashville,

Tennessee 37208-0000

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29th day of June, 2006.

Amanda Goodman-Knight

Amanda Goodman Knight

Jon Knight
Who joins in this conveyance to convey any marital interest he may have.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amanda Goodman Knight and Jon Knight, the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 29th day of June, 2006.

Notary Public

My Commission expires: 4/2/10

FILE NO: WG1379

Amy Cross Nance
State of Tennessee Notary Public
County