Return to:
Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite
Brentwood, TN 37027
B-5093

KAREN ROSE GONZALEZ NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

WARRANTY DEED

G-WP-06-2300	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00 Carol Lewis Affiant Subscribed and sworn to before me, this 30th DAY OF June, 2006. Karen Rose Gonzalez Notary Public MY COMMISSION EXPIRES: 8-16-08 (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
Prentice Carl Marsh	New Owner (NAME)	
2300 Oxford Road (ADDRESS)	(ADDRESS)	117-020-E 001.00 CO
Nashville, TN 37215 (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 CLARK D. LEA AND WIFE, PAMELA N. LEA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PRENTICE CARL MARSH,UNMARRIED, AND JOAN D. RYAN, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 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 A, TOGETHER WITH THE RESPECTIVE INTERESTS IN THE COMMON AREA, AS SET OUT IN THE MASTER DEED OF OXFORD ROAD CONDOMINIUMS, OF RECORD IN BOOK 8253, PAGE 851, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, A PLAN BEING ATTACHED THERETO AS EXHIBIT D, AS AMENDED BY ADDENDUM TO THE MASTER DEED RECORDED JANUARY 29, 1991, IN BOOK 8283, PAGE 198, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CLARK D. LEA AND WIFE, PAMELA N. LEA BY WARRANTY DEED FROM CHARLES N. PARKER AND WIFE, MARCIA PARKER, RECORDED ON THE 18TH DAY OF FEBRUARY, 2004 IN INSTRUMENT NO. 20040218-0018369, 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, including those of record in Book 8253, page 851; and Book 8283, page 198, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2300 Oxford Road, Nashville, Tennessee 37215
(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 30th day of June, 2006.

Clark D. Lea
Clark D. Lea

Pamela N. Lea
Pamela N. Lea

Davidson County DEEDWARR
Recvd: 07/05/06 10:03 2 pgs
Fees:13.00 Taxes:1831.50
20060705-0079865

STATE OF Tennessee
COUNTY OF Davidson

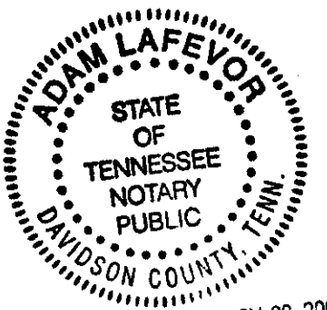
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clark D. Lea and Pamela N. Lea, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the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

Witness my hand and official seal, this the 30th day of June, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV 22, 2008

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