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. 25647-06-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $153,000.00. Affiant Anita Green Conn Subscribed and sworn to before me this 7th day of July, 2006. J. Michael Morgan Notary Public My Commission Expires NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Peter Jeffrey Conn, Anita Ball Conn 3415 West End Avenue, #509 Nashville, TN 37203	**Send Tax Bills To:** New Owner SunTrust Mortgage 201 4th Ave. N. 7th Flr Nashville, TN 37219	**Tax Information:** Map No.104.06-0A Parcel No. 045.00-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, **Ralph Baugh**,unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Peter Jeffrey Conn and wife, Anita Ball Conn** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3415 West End Avenue, #509, Nashville, TN 37203

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 7th day of July, 2006.

Ralph Baugh

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 7th day of July, 2006.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 07/11/06 13:55 2 pgs
Fees:13.00 Taxes:566.10

20060711-0083248

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 509 on the Plan of Continental Condominium, of record in Plat Book 5200, page 399 thru 401, amended in Book 6135, page 788, and Book 6435, page 549, 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 Continental Condominium, a horizontal property regime established by Master Deed of record in Book 5862, page 589, amended in Book 6135, page 788; Book 6435, page 549 and Book 7475, page 137, said Register's Office.

Being the same property conveyed to Ralph Baugh, unmarried by Deed dated Septmenber 5, 2005 from Richard I. Geldreich, unmarried of record in Instrument No. 20000907-0088489, 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. 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 Contenential Condominium, of record in Book 5862, page 589, amended in Book 6135, page 788, Book 6435, page 549, and in Book 7475, page 137, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 5200, page 399 thru 401, amended in Book 6135, page 788, and Book 6435, page 549, Register's Office for Davidson County, Tennessee.
5. Easement to the State of Tennessee of record in Book 4825, page 592, Register's Office for Davidson County, Tennessee.
6. Resolutions of record in Book 7461, page 217, and in Instrument No. 20051024-0128399, Register's Office for Davidson County, Tennessee.
7. Deed of Trust from Richard I. Geldreich to John H. Roe, Jr., Trustee for Thomas C. Summers of record in Book 9423, page 263, Register's Office for Davidson County, Tennessee. By Instrument of record in Book 9591, page 469, said Register's Office, the lender attempted to release said indebtedness; however, the instrument referenced the page number of the Warranty Deed in Book 9423, page 258. The policy will insure the insured purchaser against loss or damage resulting from the enforcement or attempted enforcement of said deed of trust.