Davidson County DEEDWARR
Recvd: 07/24/06 15:53 3 pgs
Fees:18.00 Taxes:58.13
20060724-0089094

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Urban Property Concepts, LLC,** hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **John A. Kawanzaruwa and Marie F. Kawanzaruwa**, as tenants by the entirety, hereinafter called the Grantee(s), their heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Apartment Unit No. 5-13 of Robin Hood Condominium created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5338, Page 524, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Robin Hood Condominium apartments, of record in Book 5200, Page 124, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.
>
> Being the same property conveyed to John A. Kawanzaruwa and wife, Marie F. Kawanzaruwa by Warranty Deed from The Resources Foundation, Inc. dated December 20, 1993 and filed for record in Book 9196, Page 133, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to grantor herein by deed of record at Instrument # 20060208-0015536, said Registers Office.

This is improved property known as Unit 5-13, 323 Forest Park Road, Madison, Tennessee 37715.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee(s), their heirs and assigns, forever.

Grantor does hereby covenant with Grantee(s) that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its heirs 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 claiming by, through or under said Grantor, but not otherwise. In this special warranty deed, the Grantor covenants only about matters that may have occurred during the time he owned the property. The Grantor makes no other covenants or warranties for matters that may have arisen at other times.

WITNESS my hand this 24th day of May, 2006

URBAN PROPERTY CONCEPTS, LLC

By: _____
Printed Name: ANDRE JOHNSON
Title: MANAGING MEMBER

Subscribed and sworn to before me on this 24th day of May, 2006.

Tiffany R. Addison
Notary Public

My Commission Expires: March 21, 2009

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $15,710.54.

Affiant

Subscribed and sworn to before me on this 24th day of May, 2006.

Notary Public

My Commission Expires: March 21, 2009

TIFFANY R. ADDISON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

This Instrument Was Prepared By:

David O'Quinn
Morris, Schneider & Prior, L.L.C.
1587 NE Expressway
Atlanta, GA 30329

Address New Owner(s) as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
John and Marie Kawanzaruwa 299 Highway 149 Clarksville, TN 37040	Same	43-13-0-A; 61.00