RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44834

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/06 15:41 2 pgs
Fees:13.00 Taxes:1110.00

20060803-0095129

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Kay Skinner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2006.

Amanda Vaughn
Notary Public

MY COMMISSION EXPIRES: 1/24/09

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Harrington et ux	SAME	93-2-3-B-20
211 Third Avenue, North, #5D		
Nashville, TN, 37201		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Gary Bowie

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan Harrington and wife, Mary Hillard Harrington

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 5-D, on the Plan of 211 Printers Alley Building, of record in Book 5741, Page 389, amended in Book 6320, Page 32, Instrument Number 20001010-0100684, and Instrument Number 20060512-0055845, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as an Exhibit to the aforementioned Amendment to Master Deed of record in Instrument Number 20060512-0055845, and as shown on the plan of record in Book 5200, Page 331, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Gary Bowie by deed from Downtown Professional Properties, a Tennessee General Partnership, of record as Instrument Number 20050413-0041331, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 211 Third Avenue, North, #5D, Nashville, TN 37201

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness ___my/our____ hand(s)_____ this 1st day of August, 2006

Gary Bowie

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said County and State, the within named GARY BOWIE, the bargainor, 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 and official seal at Nashville, Tennessee, this the 1st day of August, 2006.

NOTARY PUBLIC

My Commission Expires: 7/24/2010

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.