Davidson County DEEDWARR
Recvd: 09/08/06 15:31 3 pgs
Fees:18.00 Taxes:1526.25

20060908-0111671

PICK-UP

This Instrument Prepared by:
Edwin S. Pyle
2525 West End Avenue, Suite 1500
Nashville, TN 37203

ADDRESS NEW OWNER:
Ben Wright
4215 Harding Pike, Unit 1101
Nashville, TN 37205-2033

SEND TAX BILL
SAME

MAP AND PARCEL:
Map 103-16-B
Par 120.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, **Robert Harlin Tosh** [Robert Harlin Tosh and Robert H. Tosh, Sr. being one and the same person] **and wife, Audrey Sue Tosh**, referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto Ben Wright, an individual, referred to as "Grantee", his heirs and assigns, a certain tract or parcel of land (a condominium unit and all rights to common areas and other rights associated therewith) located in Davidson County, Tennessee, as more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference, referred to as the "Property". The Property is improved property known as **4215 Harding Pike, #1101, Nashville, Tennessee, 37205-2033.**

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, his heirs and assigns, forever.

AND Grantors covenant with the Grantee that they are lawfully seized and possessed of the Property in fee simple, that they have good right to sell and convey the same, and that the same is unencumbered, except for: (1) 2006 real estate taxes, which are being prorated at closing and which are assumed by the Grantee, (2) such easements, restrictions, and other matters as appear of record, including but not limited to, easements of record in Book 3956, Page 943, Register's Office for Davidson County, Tennessee, (3) matters that would be disclosed by an accurate survey of the Property, (4) applicable zoning restrictions and building codes, (5) Master Deed of record in Book 5313, Page 338, amended in Book 8666, Page 789, said Register's Office and (6) such matters appearing on the Plan of record in Plat Book 5200, Page 71, said Register's Office. Otherwise, Grantors covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

8th **IN WITNESS WHEREOF**, Grantors have caused this instrument to be executed on this 6 day of September, 2006.

ROBERT HARLIN TOSH

AUDREY SUE TOSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Susanne C. Pugh a Notary Public in and for said State and County duly commissioned and qualified, **ROBERT HARLIN TOSH**, 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 8th day of September, 2006.

Susanne C. Pugh
NOTARY PUBLIC

SUSANNE C. PUGH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: May 22, 2010

My Commission Expires MAY 22, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Susanne C. Pugh a Notary Public in and for said State and County duly commissioned and qualified, **AUDREY SUE TOSH**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of September, 2006.

Susanne C. Pugh
NOTARY PUBLIC

SUSANNE C. PUGH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: May 22, 2010

My Commission Expires MAY 22, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $412,500.00.

Ben Wright
Affiant

Subscribed and sworn to before me, this 8th day of September, 2006.

Susanne C. Pugh
Notary Public

My Commission expires: May 22, 2010

SUSANNE C. PUGH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010

EXHIBIT A

Deed from Robert Harlin Tosh and wife, Audrey Sue Tosh

to

Ben Wright

(Property Description)

Land in Davidson County, Tennessee, being Unit 1101 on the Plan of Windsor Tower Condominium Apartments of record in Plat Book 5200, Page 71, 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 4215 Harding Road Homeowner's Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5313, Page 338, amended in Book 8666, Page 789, said Register's Office.

Being the same property conveyed to Robert Harlin Tosh and wife, Audrey Sue Tosh, by deed from Mary S. Crumpler, Devisee under the Will of Elberta S. Linx of record as Instrument No. 20001004-0098377, Register's Office for Davidson County, Tennessee.

Robert Harlin Tosh and Robert H. Tosh, Sr. being one and the same person.

THIS IS THE SAME LEGAL DESCRIPTION CONTAINED IN THE PREVIOUS DEED OF RECORD.