WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 11/21/06 09:48 3 pgs
Fees:18.00 Taxes:751.10
20061121-0144274

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 203,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF November 2006

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kavita U. Shah (NAME)	New Owner (NAME)	MAP 104-14D
2708 Linmar Avenue (ADDRESS)	(ADDRESS)	PARCEL 1
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Mary Jill Taylor King

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

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. 1 together with the appurtenant interest in the common elements of Linmar Place II, a horizontal property regime established by Master Deed of record in Book 7599, page 347, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached to the aforementioned Mater Deed as Exhibit "C".

Being the same property conveyed to Mary Jill Taylor by deed from Meredith Scanella of record in Instrument No. 20030930-0144016, Register's Office for Davidson County, Tennessee. The said Mary Jill Taylor having since married and now being Mary Jill Taylor King.

Andy King joins in this conveyance to convey any interest he may have as the husband of Mary Jill Taylor King.

Subject to restrictions of record in Book 3873, page 966 and Book 9810, page 981, said Register's Office.

This conveyance is subject to any and all existing easements of record in Book 8354, page 426; Book 4740, page 21; Book 4843, page 306 and Book 4844, page 611; and to all matters shown on the plan of record in Book 3500, page

CONTINUED

This is improved (X) unimproved ( ) property, known as 2708 Linmar Avenue, Nashville, TN 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 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.

Witness my hand this 10th day of November 2006

Mary Jill Taylor King
Mary Jill Taylor King

Andy King
Andy King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Jill Taylor King and Andy King

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of November 2006.

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Commission expires 1/29/09

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

137 and Book 332, page 119, said Register's Office.

Subject to limitations and conditions imposed by the "Horizontal Property Act" as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the terms, provisions, covenants, conditions, and restrictions and rights established by and contained in the Master Deed and By-Laws for Linmar Place II contained in the Master Deed of record in Book 7599, page 347, Register's Office for Davidson County, Tennessee.

Charter of Linmar Place II HOA of record in Book 7630, page 567, Register's Office for Davidson County, Tennessee.

Easement for the Chartered Row of the L & N Railroad.

The legal description is the same as the previous deed of record.