1-81

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #06-1520

Davidson County DEEDWARR
Recvd: 12/05/06 14:30 2 pgs
Fees:13.00 Taxes:173.90
20061205-0150163

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Holly Hills Apartments, Partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Scott D. Tucker, and wife Eileen D. Tucker a ninety five percent (95 %) undivided interest, and Elisabeth A. Tucker a five percent (5 %) undivided interest, as joint tenants with right of survivorship as to each respective undivided interest, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

Land in Davidson County, Tennessee, being Unit No. G-11 on the plan of Southern Hills Condominiums, according to the Master Deed of record in Book 6594, page 502, in the Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Units.

Being part of the same property conveyed to Holly Hills Apartments, LLC by Special Warranty Deed from 1994-N2 Tennessee Associates L.P., a Delaware limited partnership, dated March 31, 1998, of record in Book 10868, page 203, Register's Office for Davidson County, Tennessee. Holly Hills Apartments LLC is now Holly Hills Apartments Partnership by Instrument No. 199[illegible]12290308242, said Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, all matters and conditions set out in the Master Deed and By-Laws of record in Book 6594, page 502, and Book7044, page 209, RODC, and that Charter of record in Book 6576, page 69, RODC.

This is improved property, known as: 370 Wallace Road, Unit G-11, Nashville TN, 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 28th day of November, 2006

Holly Hills Apartments Partnership

Frank F. Ghertner, Managing General Partner

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a duly commissioned Notary Public in and for the State and County aforesaid, Frank F. Ghertner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Managing General Partner of the within named Holly Hills Apartments Partnership, and he executed the within instrument as the Managing General Partner of Holly Hills Apartments Partnership.

Witness my hand at office this the 28th day of November, 2006.

Emily C. May
Notary Public

My Commission Expires: 5-23-09

EMILY C. MAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 47,000.00.

Affiant

Sworn and subscribed before me on this the 28th day of November, 2006.

Emily C. May
Notary Public

My Commission Expires: 5-23-09

EMILY C. MAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NEW OWNER:
Scott D. Tucker
370 Wallace Road, Unit G-11
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
same

TAX MAP-PARCEL #:
147-3-B-20CO