Return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027
66667

This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 12/14/06 13:33 2 pgs
Fees:13.00 Taxes:836.20

20061214-0154340

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 226,000.00

Affiant

Subscribed and sworn to before me,

this 18th day of August, 2006.

Notary Public

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Steve B. Berneman Louis Berneman and wife, Harriett Berneman 807 18th Avenue South, Unit 307 Nashville, TN 37203	New Owner	92-16-O-C-307.CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **John W. Nelley, III, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Steve B. Berneman and Louis Berneman and wife, Harriett Berneman,** hereinafter called the Grantees, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follow

LAND in Davidson County, Tennessee, being Unit No. 307 on the Plan of 807 EIGHTEENTH AVENUE CONDOMINIUMS as established under Master Deed of record in Instrument No.20041214-0148798, and as amended in Instrument No.20041216-0149823 and in Instrument No.20050504-0050222 and further described on plan of record attached to said Master Deed as "Exhibit E" of record in Register's Office for Davidson County, Tennessee to which Master Deed reference is hereby made for a more particular description of said unit.

Parking space # 16 is included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument No.20051123-0142078, Register's Office for Davidson County, Tennessee. This appurtenance is deeded with this unit and is not transferable in any fashion except with a transfer of the Unit.

Being the same property conveyed to John W. Nelley, III, a single man, by Deed from 807 Eighteenth Partners, LLC., a Tennessee Limited Liability Corporation of record in Instrument No. 20060119-0007115, Register's Office for Davidson County, Tennessee.

This property is made subject to the following:

1. 2006 County Taxes a lien, not yet due and payable.

2. Subject to all matters on Master Deed of record in Instrument No.20041214-0148798 and as amended in Instrument Nos.20041216-0149823; 20050504-0050222; 20051123-0142078 and 20060109-0003220, Register's Office for Davidson County, Tennessee

3. Subject to By-Laws of record in Instrument No.20041214-0148798, Register's Office for Davidson County, Tennessee.

4. Subject to Charter for the Homeowner's Association of record in Instrument No.20041214-0148798, Register's Office for Davidson County, Tennessee.

5. Subject to a Boundary Line Settlement and Grant of Easement of record in Instrument No.20050420-0044082; Register's Office for Davidson County, Tennessee.

This is improved property known as: 807 18th Avenue South, Unit 307 Nashville, TN 37203.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 18th day of August, 2006.

By: _____

John W. Nelley, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Philip Davis Alexander, a Notary Public in and for said County and State, the within named John W. Nelley, III, 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, on this 18th day of August, 2006.

_____
NOTARY PUBLIC

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

My Commission Expires:

3.20.2010