BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

G-KW-06-807

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF January, 2007.

Notary Public

MY COMMISSION EXPIRES: May 24. 2008
(AFFIX SEAL)

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Thomas O'Byrne	New Owner (NAME)	
807 18th Avenue #104		92-16-C-104 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM H. WOERNER, JR., A SINGLE MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM THOMAS O'BYRNE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 104, 807 EIGHTEENTH AVENUE CONDOMINIUMS, as established under Master Deed of record in Instrument 20041214-0148798, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit. Parking Space #9 is included as an appurtenance to this Unit.

Being the same property conveyed to William H. Woerner, Jr., a single man by Warranty Deed from 807 Eighteenth Partners, LLC, a Tennessee limited liability corporation, recorded on the 9th day of November, 2005 in Instrument No. 20051109-0135724, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2006 property taxes; b) instruments of record in Inst. No. 20041214-0148798; Inst. No. 20041216-0149823; Inst. No. 20050504-0050222; Inst. No. 20051123-0142078; Inst. No. 20060109-0003220; Inst. No. 20041130-0142097; Inst. No. 20051109-0135723; Inst. No. 20050420-0044082; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 807 18th Avenue #104, Nashville, Tennessee 37205
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 5th day of January, 2007.

William H. Woerner, Jr.

Davidson County DEEDWARR
Recvd: 01/09/07 15:03 2 pgs
Fees:13.00 Taxes:1224.70

20070109-0003928

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William H. Woerner, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of January, 2007.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903