WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/08/07 15:38 2 pgs
Fees:13.00 Taxes:2293.63
20070308-0029074

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 619,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March 2007

Notary Public

MY COMMISSION EXPIRES: 07/24/07
(AFFIX SEAL)

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Rene Houghland Ward	SunTrust Mortgage, Inc.	MAP 130-8A
(NAME)	(NAME)	
2200 Harding Place, #4	1001 Semmes Ave	PARCEL 4
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Ruchomond, VA 23224	
(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, William L. Bainbridge and wife, Josephine G. Bainbridge

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rene Houghland Ward

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:

Being condominium Unit No. 4, together with an undivided one-eight (1/8) interest in the common elements of 2200 Harding Place, a Horizontal Property Regime established by Master Deed dated November 22, 1982, of record in Book 5971, page 574, Register's Office for Davidson County, Tennessee, as amended by Deed of Correction of record in Book 5989, page 549, Register's Office for Davidson County, Tennessee, said unit being located upon Lot No. 2 on the recorded plan of 2200 Harding Place, a plat of which is of record in Book 5200, page 463, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William L. Bainbridge and wife, Josephine G. Bainbridge by deed from Jane M. Main of record in Book 10580, page 463 and to Josephine G. Bainbridge by deed from William L. Bainbridge of record in Instrument No. 20050825-0101577, and to William L. Bainbridge and wife, Josephine G. Bainbridge by deed from Josephine G. Bainbridge of record in Instrument No. 20060928-0120306, Register's Office for Davidson County, TN.

Subject covenants, conditions and restrictions contained in the Master Deed of record in Book 5971, page 574 and Book 5989, page 549, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 5200, page 463, said

CONTINUED

unimproved ( )
This is improved (X) property, known as 2200 Harding Place, #4, 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 our hand s this 1st day of March, 2007

William L. Bainbridge

Josephine G. Bainbridge

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 William L. Bainbridge and wife, Josephine G. Bainbridge

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of March 2007.

Commission expires 1/24/09

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

Register's Office.

Taxes for the year 2007 are prorated and assumed by the Grantee herein.

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