WARRANTY DEED

G-RE-07-270M-5

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF March, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PATRICK MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

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
Studland Bay, LLC	Norman Taralrud-Bay (NAME)	
530 Little Collins St.	530 Little Collins St. Ste. 1206	
(ADDRESS) Ste. 1206	(ADDRESS)	
Melbourne Vic Australia	Melbourne Vic, Australia	133-16A-156.00 CO
(CITY) (STATE) (ZIP) 3000	(CITY) (STATE) (ZIP) 3000	

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 GARY WADE TIDWELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STUDLAND BAY, LLC, 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 M-5, BARCELONA CONDOMINIUM (NOW HARDING GLEN CONDOMINIUM), as established under Master Deed of record in Book 6400, Page 801, amended in Book 9397, Page 814 and Book 11509, Page 965, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Gary Wade Tidwell by Warranty Deed from H. Richard McCollister, recorded on the 3rd day of April, 1997 in Deed Book 10404, Page 220, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 6400, page 839-841; Book 6400, page 844; Book 9723, page 68; Book 11509, page 966: Book 6400, page 801; Book 9397, page 814; Book 11509, page 965; Book 6400, page 581; Book 5868, page 422; Instr. No. 20030624-0086638; Instr. No. 20010329-0030288, Register's Office.

unimproved ( )

This is improved (X) property, known as 270 Tampa Drive #M-5, Nashville, Tennessee 37211

(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 27th day of March, 2007.

Gary Wade Tidwell

Gary Wade Tidwell

Davidson County DEEDWARR
Recvd: 04/05/07 15:47 2 pgs
Fees:13.00 Taxes:155.40

20070405-0041281

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary Wade Tidwell, 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 27th day of March, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

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