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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br>**FTEC File No. 26483-04-2007**<br><br>**Record & Return To:**<br>**Robert L. Scruggs, Attorney**<br>**2525 21st Avenue, South, 2nd Floor**<br>**Nashville, TN 37212** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $435,000.00.<br>Affiant<br>Subscribed and sworn to before me this 23rd day of April, 2007.<br>Notary Public<br>My Commission Expires: |

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

# WARRANTY DEED

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| **Address New Owner:**<br>Clifford O. Richmond<br>1026B 18th Avenue South<br>Nashville, TN 37212 | **Send Tax Bills To:**<br>Pinnacle National Bank<br>211 Commerce Street, Ste 300<br>Nashville, TN 37201 | **Tax Information:**<br>Map and Parcel No.:<br>104.04 0B 007.00 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Isaac Prilleltensky and wife, Ora Prilleltensky**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clifford O. Richmond** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1026B 18th Avenue South, Nashville, TN 37212

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 23rd day of April, 2007.

Isaac Prilleltensky by

Isaac Prilleltensky, by George E. Mudter, Jr., Attorney-in-Fact

Ora Prilleltensky by

Ora Prilleltensky by George E. Mudter, Jr., Attorney-in-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, George E. Mudter, Jr., 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 on behalf of Isaac Prilleltensky and Ora Prilleltensky as their Attorney-In-Fact, as the free act and deed of the within named Isaac Prilleltensky and Ora Prilleltensky.

Witness my hand, at office, this 23rd day of April, 2007.

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

Davidson County DEEDWARR
Recvd: 04/24/07 14:24 2 pgs
Fees:13.00 Taxes:1609.50
20070424-0048902

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 7 on the Plan of Scarritt Place South Condominiums Revised of record in Plat Book 5200, page 287, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Scarritt Place South, a horizontal property regime established by Master Deed of record in Book 5663, page 985, re-recorded in Book 5665, page 537, amended in Book 5788, page 118 and Book 6067, page 983, said Register's Office.

Being the same property conveyed to Isaac Prilleltensky and Ora Prilleltensky, husband and wife, by Warranty Deed dated November 20, 2004, from Indigo Properties, L.P., A Georgia Limited Partnership, of record as Instrument Number 20031120-0169607, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2006, in the amount of $4,223.36, PAID. Map and Parcel No. 104.04B 007.00 CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Scarritt Place South Condominiums, of record in Book 5663, page 985, re-recorded in Book 5665, page 537, amended in Book 5788, page 118 and in Book 6067, page 983, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 5200, page 287, Register's Office for Davidson County, Tennessee.