	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$115,200.00.** Affiant Subscribed and sworn to before me, this the 4th day of May, 2007. Notary Public My commission expires: May 24, 2007

BOX 50-B

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

RETURN TO:

NOTARY PUBLIC (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PLC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Russell Barr	**NEW OWNER**	**092-16-B 089 CO**
900 19th Avenue South, #810		Davidson County DEEDWARR Recvd: 05/09/07 13:27 2 pgs Fees:13.00 Taxes:426.24
Nashville, TN 37212		20070509-0055802

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Ralph Carroll and wife, Robbie Carroll

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

Russell Barr, a married man

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:

Land in Davidson County, Tennessee, being Lot No. 810, Level 10, of University Square Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 7051, Page 529 and amended in Book 7119, Page 884, the Plat of which is of record in Plat Book 6900, Page 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the same property conveyed to Ralph Carroll and wife, Robbie Carroll by deed from Cassandra Cartwright, unmarried of record in Instrument No. 20010426-0041346 and re-recorded in Instrument No. 20010628-0068377, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2007 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **900 19th Avenue South, #810, Nashville, TN 37212**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 4th day of May, 2007.

Ralph Carroll
By: Gregory S. Perrone, his Attorney in Fact

Robbie Carroll
By: Gregory S. Perrone, her Attorney in Fact

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned Notary Public of said County and State, personally appeared **Gregory S. Perrone,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath did acknowledge to be the Attorney-in-fact for **Ralph Carroll and wife, Robbie Carroll,** the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Ralph Carroll and wife, Robbie Carroll** the within named bargainor(s) by the said **Gregory S. Perrone** as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this ~~30th~~ 4th day of ~~April,~~ MAY 2007.

Notary Public

My commission expires 1-26-08

EMILY H. PROFFITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY