WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/21/07 12:55 2 pgs
Fees:12.00 Taxes:0.00
20070621-0074278

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 0.00

Janet L McAlister
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th day of March, 2007

Mary J. Rucker
Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 22, 2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard J. Gootee	NEW OWNER	MAP 92-16-B PARCEL 102 CO
(NAME) 900 19th Avenue South, Unit 1101	(NAME)	
(ADDRESS) Nashville, TN, 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Kenneth Clark Donahey, married** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard J. Gootee, an unmarried man** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The right to use and occupy parking space 2N-13 of Unit Number 1101 of University Square Condominium Apartments, established by Master Deed of record in Book 7051, page 529, as amended in Book 7119, page 884, Register's Office for said County, the plat of which is of record in Book 6900, page 124, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same right conveyed to Kenneth Clark Donahey by Deed from Martin Fugardi and wife, Ann B. Fugardi dated August 8, 2005 of record in Instrument No. 20050809-0094278, Register's Office for Davidson County, Tennessee.

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.

*Taxes paid on Warranty Deed of record in Instrument No. 20070621-0074277, Register's Office for Davidson County, Tennessee.

Said Property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2006 Metropolitan Government Taxes.

2. Master Deed for University Square, of record in Book 7051, page 529, as amended in Book 7119, page 884, said Register's Office.

3. All matters shown on the plan of record in Book 699, page 124, said Register's Office.

4. Rights of others in and to the common areas.

This is property located at 900 19th Avenue South, Nashville, Tennessee 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 GRANTORS further covenant and bind themselves, their heirs and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, his heirs and assigns, against the lawful claims of all persons claiming through and under GRANTORS (other than claims arising out of the matters set forth above), but not further or otherwise. 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 this 14th day of March, 2007.

Kenneth Clark Donahey

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name Kenneth Clark Donahey, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and acknowledged that he executed the within instrument for the purposes therein contacined.

Notary Public

My Commission Expires: My Commission Expires March 22, 2008

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE