Davidson County DEEDWARR
Recvd: 11/01/07 10:35 3 pgs
Fees:18.00 Taxes:550.93
20071101-0128816

WARRANTY DEED

G-804-07-205

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,900.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF October, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TIFFANY ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

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
XXXXXXXXX Cynthia-Clark Matthews	Countrywide Home Loans	
806 18th Avenue, Unit 205 (ADDRESS)	P.O. Box 10423 (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Van Nuys, CA 91410-0423 (CITY) (STATE) (ZIP)	Part of 92-16-355

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 MIDTOWN PROPERTIES PARTNERSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto XXXXXXXXX, 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:

Cynthia Clark Matthews

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 205, UNIVERSITY HOUSE CONDOMINIUM, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20070418-0046460, AMENDED IN INSTRUMENT NO. 20070521-0060541, 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 PART OF THE SAME PROPERTY CONVEYED TO MIDTOWN PROPERTIES PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP BY WARRANTY DEED FROM POWELL INVESTMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, SUCCESSOR TO POWELL INVESTMENT COMPANY, L.P., A TENNESSEE LIMITED PARTNERSHIP, RECORDED ON THE 9TH DAY OF FEBRUARY, 2007 IN INSTRUMENT NO. 20070209-0017378, 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 AS INSTRUMENT NUMBER 20070418-0046460; 20070521-0060541; AND 20070425-0049121, AND BOOK 1, PAGE 69, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 806 18th Avenue, Unit 205, Nashville, Tennessee 37203
(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 25th day of October, 2007.

Midtown Properties Partnership

BY: _____

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of October, 2007, before me personally appeared John Hadley, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a partner of Midtown Properties Partnership, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of October, 2007.

_____
Notary Public

My Commission Expires: 11/22/09

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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

Prepared by:
Bicentennial Title & Escrow Inc.
2280 Rosa Parks Blvd, Ste 300
Nashville, TN 37228

I, **Kevin Moore**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kevin Moore

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Kevin Moore** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

My Commission Expires:_____