RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45493

Davidson County DEEDWARR
Recvd: 11/05/07 14:22 3 pgs
Fees:18.00 Taxes:175.75
20071105-0130363

WARRANTY DEED

MICHELLE LEE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2007.

Notary Public

MY COMMISSION EXPIRES: June 20, 2011

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nigel C. Richards	New Owner	147-3-B-93
4840 Terragon Trail	4840 Terragon Trail	
Antioch, TN 37013	Antioch, TN 37013	

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

Holly Hills Apartments Partnership, successor in interest to Holly Hills Apartments, LLC

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

Nigel C. Richards

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 UNIT NO.C-6, on the plan of Southern Hills Condominiums, according to the Master Deed of record in Book 6594, page 502, in the Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Southern Hills Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being part of the same property conveyed to Hilly Hills Apartments, LLC (Holly Hills Apartments Partnership, successor in interest to Holly Hills Apartments, LLC, by virtue of Articles of Merger in Instrument Number 19991229-0308242, said Register's Office), by deed from 1994 N-2 Tennessee Associates, L.P., of record in Book 10868, Page 203, Register's Office for Davidson County, Tennessee.

Plan and Agreement of Merger, executed 12-26-1999, names Frank F. Ghertner as Managing General Partner and gives him authority to sell in behalf of the partnership.

This property is conveyed subject to any and all easements, restrictive covenants and any other documents of record.

Unimproved ( )
This is improved (X) property known as 370 Wallace Road, #C-6, Nashville, TN 37211

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.

Witness my/our hand(s) this 30th day of October, 2007

HOLLY HILLS APARTMENTS PARTNERSHIP

BY: _____
FRANK F. GHERTNER
Managing General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared FRANK F. GHERTNER, with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the Managing General Partner of the Holly Hills Apartments Partnership the within named bargainor, and corporation, and that as such Managing General Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership, by the said FRANK F. GHERTNER, as Managing General Partner,

Witness my hand and official seal at office at Nashville, Tennessee on this the 30th day of October, 2007.

_____ Notary Public

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

CERTIFICATE OF AUTHENTICITY

I, Christopher R.Jackson, 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.

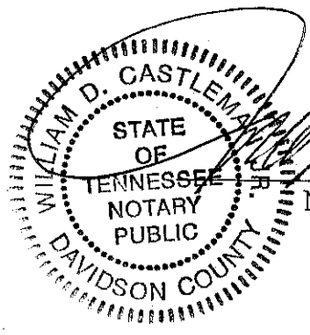
Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, William D. Castleman, Jr., a notary public for this county and state Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

(SEAL)

My Commission Expires: 07/05/2011

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