WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/28/07 10:15 2 pgs
Fees:13.00 Taxes:2281.05

20071128-0137983

G-MP-07-420

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $616,500.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF November, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-8-10

(AFFIX SEAL)

PATRICK MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires MAR. 8, 2010

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
Carolyn R. Smith	Carolyn R. Smith	
420 Van Buren Street	(NAME) 420 Van Buren Street	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	82-9-J-420.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NEW URBAN CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CAROLYN R. SMITH AND CASEY S. SMITH, WIFE AND HUSBAND, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 420, MORGAN PARK PLACE CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20050831-0104621, AMENDED IN INSTRUMENT NOS. 20051110-0136248, 20060516-0057286, 20061023-0131222, 20070402-0038744, 20070724-0087901 AND 20071010-0120740, 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 NEW URBAN CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM ANTHONY L. WERTHAN, UNMARRIED, RECORDED ON THE 7TH DAY OF APRIL, 2005 IN INSTRUMENT NO. 20050407-0038334, 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 INSTRUMENT NO. 20050831-0104621, INSTRUMENT NO. 20041112-0136337, INSTRUMENT NO. 20051114-0137058, 20051110-0136248, 20060516-0057286, 20061023-0131222, 20070402-0038744, 20070724-0087901, 20071010-0120740 AND STORM WATER DETENTION AGREEMENT RECORDED IN INSTRUMENT NO. 20050719-0083911.

unimproved ( )

This is improved (X) property, known as 420 Van Buren Street, Nashville, Tennessee 37208

(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 20th day of November, 2007.

New Urban Construction, LLC, a Tennessee limited liability company

By: _____
Todd Zeitlin, Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of November, 2007, before me personally appeared Todd Zeitlin, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Member of New Urban Construction, LLC, a Tennessee limited liability company, the within named bargainor, a corporation, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of November, 2007.

_____
Notary Public

My Commission Expires: 3-8-10

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

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