THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27433-02-2008** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Affiant Subscribed and sworn to before me this 15th day of February, 2008. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Robert D. Creel 4505 Harding Pike, #81E Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116030A06800CO & 116030A01100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dan Maddox, II., Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert D. Creel, Married** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Andrea Alejandra Maddox, spouse of Dan Maddox, II., hereby joins in the execution of this instrument to convey any and all marital interest she may have in subject property.

This is improved property located at 4505 Harding Pike, Unit 81E, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of February, 2008.

Dan Maddox, II.

Andrea Alejandra Maddox

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Dan Maddox, II. And Andrea Alejandra Maddox**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of February, 2008.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 02/22/08 14:41 2 pgs
Fees:13.00 Taxes:1665.00

20080222-0017666

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. Unit No. 81 E, together with Garage No. 11 on the Plan of Royal Oaks Tower Condominium Apartments, of record in Plat Book 4460, page 189, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Royal Oaks Towers, a horizontal property regime established by Master Deed of record in Book 4710, page 901, amended in Book 4798, page 813 and Instrument No. 20070124-0009971, said Register's Office.

Being the same property conveyed to Dan Maddox, II., an Unmarried Person by Warranty Deed dated June 24, 2004 from Walter E. Seifert, Jr., Trustee of the Walter E. Seifert Revocable Trust dated, September 9, 1997 of record in Instrument No. 20040629-0077094 (as to Unit 81E) and by Quitclaim Deed from Billie Frank Dickinson dated, July 29, 2004, of record in Instrument No. 20040730-0091859 (as to Garage No. 11), Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Royal Oaks Tower, of record in Book 4710, page 901 and amended in Book 4798, page 813 and Instrument No. 20070124-0009971, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3958, page 152, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 4460, page 189, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 4300, page 201, Register's Office for Davidson County, Tennessee.
7. Easement for Driveway of record in Book 4668, page 986, Register's Office for Davidson County, Tennessee.
8. Easement for water line of record in Book 7462, page 28, Register's Office for Davidson County, Tennessee.