Davidson County DEEDWARR
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Fees:13.00 Taxes:1224.70

20080331-0031518

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF March, 2008.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
MELISSA L. SANDERS
DAVIDSON COUNTY

B-LP-08-205

MY COMMISSION EXPIRES JULY 19, 2008

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
Thomas W. O'Brien	Franklin American Mortgage Company	
205 31st Avenue North	(NAME) 501 Corporate Centre Drive, Suite 400	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Franklin, TN 37067	104-2-C-205 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 WILLIAM BENJAMIN LEE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THOMAS W. O'BRIEN, UNMARRIED, 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 205, MIDTOWN LOFTS CONDOMINIUMS, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20050616-0069146, AND AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20050630-0075478, AMENDED IN INSTRUMENT NOS. 20060921-0117372, 20061016-0128233, 20070124-0009913 AND 20070928-0115604, 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 THE SAME PROPERTY CONVEYED TO WILLIAM BENJAMIN LEE, UNMARRIED BY WARRANTY DEED FROM MIDTOWN LOFTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 19TH DAY OF MARCH, 2007 IN INSTRUMENT NO. 20070319-0033301, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20050616-0069146 AND PLAT BOOK 421, PAGES 82 AND 83; INSTRUMENT NO. 20061220-0156805; INSTRUMENT NO. 20050630-0075478 , AS AMENDED BY INSTRUMENT(S) OF RECORD IN INSTRUMENT NOS. 20060921-0117372, 20061016-0128233, 20070124-0009913 AND 20070928-0115604; INSTRUMENT NO. 20050629-0074567; INSTRUMENT NO. 20050429-0048092, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 205 31st Avenue North, 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 21st day of March, 2008.

* _____
William Benjamin Lee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Benjamin Lee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of March, 2008.

_____
Notary Public

My Commission Expires:

(SEAL)

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008

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