Davidson County DEEDWARR
Recvd: 04/21/08 11:31 2 pgs
Fees:13.00 Taxes:1017.50

20080421-0040303

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

B-SR-08-109

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF April, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David H. King, Trustee for the A Brooke Adams Trust	**SAME**	**104-6-K-109 CO**
(NAME) **203 Third Avenue South**	(NAME) **SAME**	
(ADDRESS) **Franklin, TN 37064**	(ADDRESS) **SAME**	
(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 MARISA I. DRNEVICH, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVD H. KING, TRUSTEE FOR THE A BROOKE ADAMS TRUST, WITH FULL POWER TO CONVEY, MORTGAGE AND HYPOTHECATE TRUST PROPERTY WITHOUT THE JOINDER OR CONSENT OF ANY BENEFICIARY, 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 109, ST. CHARLES PLACE CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 6438, PAGE 595, RE-RECORDED IN BOOK 6452, PAGE 864 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 MARISA I. DRNEVICH, UNMARRIED BY WARRANTY DEED FROM EUGENIA SUSANNE SHEPHERD, UNMARRIED, RECORDED ON THE 13TH DAY OF JULY, 2005 IN INSTRUMENT NO. 20050713-0081386, 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 CHARTER OF HOMEOWNERS ASSOCIATION RECORDED IN BOOK 6457, PAGE 589; MASTER DEED ESTABLISHING ST. CHARLES PLACE CONDOMINIUM OF RECORD IN BOOK 6438, PAGE 593, RE-RECORDED IN BOOK 6452, PAGE 864 , AS AMENDED BY INSTRUMENT(S) OF RECORD IN BOOK 6488, PAGE 833 AND BOOK 6539, PAGE 893; 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 109 St. Charles Place, Nashville, Tennessee 37212

(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 18th day of April, 2008.

Marisa I. Drnevich

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marisa I. Drnevich, 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 18th day of April, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 372[illegible]
Phone: (615)383-29[illegible]