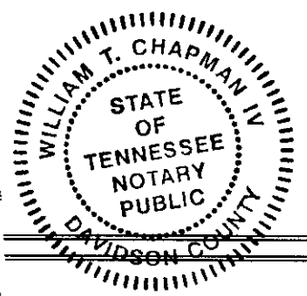
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08030231**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $242,500.00. Affiant Subscribed and sworn to before me, this 21st day of April, 2008. Notary Public My Commission Expires: 11/20/10



Davidson County DEEDWARR
Recvd: 04/24/08 12:44 2 pgs
Fees:13.00 Taxes:897.25
20080424-0042015

WARRANTY DEED

Address New Owner: Steven E. Jones 3308 Elkins Avenue #B Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092-13-B 2.00CO

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, **Lindsey M. Dudney, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven E. Jones**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT. BEING UNIT B AS SHOWN ON THE PLAN OF 3308 ELKINS AVENUE CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, ATTACHED AS EXHIBIT "C" TO THE MASTER DEED OF 3308 ELKINS AVENUE CONDOMINIUM, OF RECORD AS INSTRUMENT NO. 20051101-0132031 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALL TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID UNIT. BEING THE SAME PROPERTY CONVEYED TO LINDSEY M. DUDNEY, A SINGLE PERSON BY WARRANTY DEED FROM LISA FRIEDLAND, A SINGLE PERSON AND SUSAN HENDERSON, A SINGLE PERSON, RECORDED ON THE 29TH DAY OF DECEMBER, 2005 IN INSTRUMENT NO. 20051229-0156090, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 3308 Elkins Avenue #B Nashville TN 37209.

The said property has never been the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 21st day of April, 2008.

Lindsey M. Dudney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lindsey M. Dudney, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of April, 2008.

Notary Public

My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY