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Davidson County DEEDWARR
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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(dm) Title No: 49370
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Samuel D. James 321 Summit Ridge Circle Nashville, TN 37215	Pinnacle National Bank 211 Commerce St., #300 Nashville, TN 37201

TAX MAP-PARCEL NUMBERS: 131050B32100CO

WARRANTY DEED

125,000.00
FOR AND IN CONSIDERATION of the sum of $~~125,000.00~~ , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Erin Rudzinski, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Samuel D. James, unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 321 of Four Seasons Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 5050, page 30 and shown as Exhibit "D" to the Master Deed of record in Book 6841, page 349, amended in Book 6847, page 122, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Erin Rudzinski by warranty deed from Thomas E. Stewart, married dated June 3, 2003 and recorded on June 4, 2003 of record in Doc. No. 20030604-0076613 Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5050, Page 30 and as Exhibit "D" to the Master Deed of record in Book 6841, page 349, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: Easement Agreements between Four Seasons Associates, Inc. and Top of the Hill joint venture of record in Book 6869, page 162 re-recorded in Book 6870, page 966 and Book 7776, page 899, said Register's Office. Easement Agreement by and between Four Seasons Homeowners Association and SBA Properties, Inc., of record in Doc. No. 20010912-0099679, said Register's Office. The provisions of the condominium Master Deed of record in Book 6841, page 349 as amended in , Book 6847, page 122, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 321 Summit Ridge Circle, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of June, 2008.

Erin Rudzinski

State of TENNESSEE
County of DAVIDSON

On this 17th day of June, 2008 , before me the undersigned authority, personally appeared Erin Rudzinski , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commissior Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Sworn and subscribed before me this the 17th day of June, 2008

Notary Public

My Commission Expires: 11-14-09

MARY ESTHER CHAMPION STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN
My Commission Expires NOV 14, 2009