Davidson County DEEDQC
Recvd: 09/02/08 11:22 3 pgs
Fees:17.00 Taxes:0.00
20080902-0089481

DEED

THIS DEED OF CONVEYANCE made and entered into on this 27 day of MAY, 2008, by and between **BENJAMIN B. EDELEN, married,** hereinafter known and referred to as **GRANTOR**, and **BENJAMIN B. EDELEN and SABRA EDELEN, husband and wife,** whose tax mailing address is 1711 LINLOYA AV. NASHVILLE, TN 37214, hereinafter known and referred to as **GRANTEES;**

W I T N E S S E T H :

For and in consideration of the sum of **$1.00**, cash in hand paid by Grantees to Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and does by these presents alien, and convey, unto the Grantees, in fee simple, remainder to the survivor of them and unto his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

The land referred to in this policy is situated in the State of TN, County of DAVIDSON, City of NASHVILLE and described as follows:

Land in Davidson County, Tennessee, being Unit no. 1711 in the Cottages at Williams Bend, a private element horizontal property regime, located Bay Drive, Nashville, Davidson County, and described in a declaration of covenants, conditions and restrictions and by-laws for the Cottages at Williams Bend, a Horizontal Property Regime with private elements of record in Instrument No. 20041028-0129585, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive, covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of the Cottages of Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20041028-0129585, said Register's Office, are incorporated in this deed by reference and made a part thereof the same as though copied herein.

APN 109050D03700CO

IN TESTIMONY WHEREOF, witness the hand of the Grantor herein, all on this the day and year first above written.

Benjamin B Edelen by GP as attorney-in-fact

GRANTOR

STATE OF ~~TENNESSEE~~ PA)
)
Allegheny COUNTY)

The undersigned, a Notary, does certify that on this 27 day of May, 2008, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by BENJAMIN B. EDELEN by Greg Perdzicle as Attorney in fact

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Magda Esposito, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 4, 2009
Member, Pennsylvania Association of Notaries

Notary Public

My Commission Expires: 10.4.09

IN THIS CONSIDERATION CERTIFICATE, the parties hereto do hereby certify that the above stated consideration in the sum of $1.00, is the true, correct, and full consideration paid for the property herein conveyed. I, or we, as Grantor (s) hereby swear or affirm that the actual consideration for this transfer is $1.00, to the best of Grantor's knowledge, information and belief.

Benjamin B Edelen by GP as attorney-in-fact

GRANTOR

STATE OF ~~TENNESSEE~~ PA)
)
Allegheny COUNTY)

The undersigned, a Notary Public, does certify that on this 27 day of May, 2008, the foregoing Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by BENJAMIN B. EDELEN by Greg Perdzicle as Attorney in fact

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Magda Esposito, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 4, 2009
Member, Pennsylvania Association of Notaries

Notary Public

My Commission Expires: 10.4.09

Grantees' Address and Address All Tax Bills Are to Be Sent To:

BENJAMIN B EDELEN
1711 LINCOLN BAY DR.
NASHVILLE, TN 37214

PREPARER:

CLIFFORD A. BRANHAM, ESQ.
JOHN E. NORMAN, ESQ.
800 CORPORATE DRIVE #102A
LEXINGTON, KY 40503

Order ID: 4397496
Loan No.: 7881064184

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit no. 1711 in the Cottages at Williams Bend, a private element horizontal property regime, located Bay Drive, Nashville, Davidson County, and described in a declaration of covenants, conditions and restrictions and by-laws for the Cottates at Williams Bend, a Horizontal Property Regime with private elements of record in Instrument No. 20041028-0129585, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive, covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners,and tenants of the Cottages of Williams Bend, a Private Element Horizonatal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20041028-0129585, said Register's Office, are incorporated in this deed by reference and made a part thereof the same as though copied herein.

APN 109050D03700CO

Being the same parcel conveyed to Benjamin B edelen from 70 South Associates, by a deed datedd 8/15/2005 and recorded 8/18/2005 under instrument number 20050818-0098303in the county of davidson, State of Tennesee.