THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23189-07-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $192,000.00. Affiant Subscribed and sworn to before me this 21st day of January, 2005. Notary Public My Commission Expires:

GERALD G. PATTEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Richard J. Durham and wife, Penelope D. Durham 2025 Woodmont Boulevard, #107 Nashville, TN 37215	**Send Tax Bills To:** First Tennessee Home Loans P.O. Box 630148 Irving, TX 75063	**Tax Information:** Map 117-11-0-J Parcel 107.00 CO

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, **The Garden Partners, a Tennessee general partnership**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard J. Durham and wife, Penelope D. Durham** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2025 Woodmont Boulevard, #107, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 21st day of January, 2005.

THE GARDEN PARTNERS, a Tennessee general partnership, by its authorized signatory, BROOKLANDS DEVELOPMENT, LLC, a Tennessee limited liability company

BY: _____
Scott Tyrone, Special Agent

Davidson County DEEDWARR
Recvd: 01/25/05 14:39 2 pgs
Fees:13.00 Taxes:710.40
20050125-0009205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, SCOTT TYRONE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained and who further acknowledged that HE is the SPECIAL AGENT of BROOKLANDS DEVELOPMENT, LLC, a Tennessee limited liability company, authorized signatory for THE GARDEN PARTNERS, a Tennessee general partnership, the maker, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Witness my hand, at office, this 21st day of January, 2005.

My Commission Expires: My Commission Expires SEPT. 22, 2007

Notary Public

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Unit No. 107, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being part of the same property conveyed to The Garden Partners, a Tennessee general partnership by quitclaim deed dated February 9, 2004 from Woodmont Condo, LLC, a Delaware limited liability company of record as Instrument No. 20040209-0015684 and re-recorded as Instrument No. 20040212-0017073, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2005 City/County Taxes, which have been prorated by the parties and assumed by the Grantee(s);
2) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Hillmont Condominiums, of record in Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee;
3) Right of Entry Agreement recorded in Book 9921, page 620, Register's Office for Davidson County, Tennessee.