PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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104 Woodmont Blvd.
Nashville, TN 37205
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Please Record and Return To:
Highland Title, LLC
394 West Main, B-14
Hendersonville, TN 37075

W & I Ref:(_____) Title No: 46214
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Richard G. Marion 226 Wynbrook Court Nashville, TN 37221	SAME

TAX MAP-PARCEL NUMBERS: 142-7-D-226

Davidson County DEEDWARR
Recvd: 04/05/05 12:59 2 pgs
Fees:13.00 Taxes:419.95
20050405-0037134

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$113,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David H. Gregory and spouse, Janice A. Gregory**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard G. Marion** 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. 226 of Wynbrook Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit "A" to the Master Deed of record in Book 7285, page 918 as amended in Book 7507, page 271, 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 David H. Gregory and spouse, Janice A. Gregory by deed from John C. McClain and spouse, Frances Ann McClain of record in Doc. No. 20020715-0085019, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "A" to the Master Deed in Book 7285, Page 918. as amended in Book 7507, page 271, 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.: The provisions of the condominium Master Deed of record in Book 7285, page 918, said Register's Office, By Laws in Book 7285, Page 959, amended in Book 7507, page 271, 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: 226 Wynbrook, Nashville, Tennessee 37221

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.

David H. Gregory

Janice A. Gregory

State of

County of

On this 3/24/05, before me the undersigned authority, personally appeared David H. Gregory and Janice A. Gregory , 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: MY COMMISSION EXPIRES AUGUST 21, 2006

Notary

TONYA L. WELLS NOTARY PUBLIC SUMNER COUNTY, TN

State of

County of

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $113,500.00

Affiant

Sworn and subscribed before me this the 24 day of March, 2005

Notary Public

My Commission Expires: 12/9/08

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.