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. 24055-03-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $216,500.00. Affiant Subscribed and sworn to before me this 31st day of March, 2005. Notary Public My Commission Expires: _____

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

WARRANTY DEED

Address New Owner: Kimberly Lynne Morton 3033 Woodlawn Drive Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.117.02-0D Parcel No. 012.00 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, **Maitland Properties, LLC**, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kimberly Lynne Morton, unmarried** ("Grantee"), her 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 3033 Woodlawn Drive, 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 31st day of March, 2005.

Maitland Properties, LLC

By _____

Michael Maitland, managing partner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Michael Maitland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member (or other officer authorized to execute the instrument) of Maitland Properties, LLC, the within named bargainor, a corporation, and that he as such authorized officer has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such aforesaid authorized officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 31st day of March, 2005.

_____

Notary Public

My Commission Expires_____

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 04/05/05 14:33 2 pgs
Fees:13.00 Taxes:801.05
20050405-0037265

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 12 on the Plan of The Clairmont Condominiums of record in Plat Book 6200, page 551, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Clairmont, a horizontal property regime established by Master Deed of record in Book 7096, page 940, amended in Book 7108, page 98, reinstated in Book 8263, page 703, said Register's Office.

Being the same property conveyed to Maitland Properties, LLC by Substitute Trustee's Deed dated November 19, 2004 from David G. Mangum, Substitute Trustee, of record in Instrument No. 20041119-0139477, re-recorded in Instrument No. 20050211-0016017, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. By-Laws of The Clairmont, of record in Book 7117, page 70 and Book 7637, page 319, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of The Clairmont's Homeowners Association of Nashville of record in Book 7137, page 826, amended in Book 7960, page 128, Book 8168, page 430, Book 8172, page 28, Register's Office for Davidson County, Tennessee.
4. 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 Clairmont, of record in Book 7096, page 940, amended in Book 7108, page 98, reinstated in Book 8263, page 703, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 6200, page 551, Register's Office for Davidson County, Tennessee.