Name and Address of New Owner:

Mark Ervin
3831 West End Avenue #26
Nashville, TN 37205

Send Tax Bills To:

NEW OWNER

Prepared by:

David W. McMackin
104 East Park Dr., Ste.104
Brentwood, TN 37027
2005040063

STATE OF TENNESSEE
COUNTY OF Davidson

Map & Parcel No.
103-12-C-26.00

The actual consideration or value,

whichever is greater for this

transfer is $110,000.00

Davidson County DEEDWARR
Recvd: 05/19/05 14:05 2 pgs
Fees:13.00 Taxes:407.00

20050519-0056730

Affiant
Subscribed and sworn to before me
on 05/16/05.

Notary Public

My Commission Expires: 5/24/2008

SANDY MEYER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Kristin A. Triplett, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Mark Ervin,* (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows: *and wife, Laura Ervin,

Land located in Davidson County, Tennessee, being more particularly described as follows:

Being all of Unit No. 26, on the plan of 3831 Condominium, as of record in Master Deed of record in Book 5699, Page 857 and in Plat Book 5200, Page 302, Registers Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kristin A. Triplett by Warranty Deed dated 05/14/1999 of record in Book 11483, Page 16 and re-recorded in Book 11534, Page 966, said Registers Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 3831 West End Avenue #26, Nashville, TN 37205.

This conveyance is subject to the following: All matters shown on plat of record in Plat Book 5200, Page 302; Unpaid condominium assessments, if any, are lien pursuant to TCA 66-27-116; Rights of adjoining owners in and to the use of party walls located upon insured premises and partly upon adjoining premises; Rights of others in and to Common Areas/Elements; All the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a horizontal property regime of 3831 Condominiums of record as aforesaid; By-Laws contained in Exhibit "B" of the Master Deed of record in Book 5699, Page 857; Charter of 3831 Condominium Homeowners' Association as of record in Book 5701, Page 292, all of record in the said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns forever. Grantor covenants that she 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 for current year real estate taxes.

GRANTOR further covenants and binds herself and her heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 05/16/05.

Kristin A. Triplett

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kristin A. Triplett, unmarried, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of May, 2005.

Notary Public

My Commission Expires: 2/10/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.