THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARR
Recvd: 07/05/05 14:12 2 pgs
Fees:13.00 Taxes:573.50
20050705-0076862

NEW OWNER:	Send Tax Bill To:	Map & Parcel:
Charles Upjohn 2025 Woodmont Blvd., # 317 Nashville, TN 37215	NEW OWNER	Map 117-11-0-J Parcel 317.00 CO

Warranty Deed

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and sufficient and valuable considerations, the receipt of which are hereby acknowledged, MANDY WHITTON, hereinafter called the Grantor, has bargained and sold by these presents does transfer and convey unto CHARLES UPJOHN, hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 317, 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 Principal Life Insurance Company, an Iowa corporation by quitclaim deed dated November 10, 2000 from Post Apartment Homes, L.P., a Georgia limited partnership of record as Instrument No. 20001116-0113788, Register's Office for Davidson County, Tennessee. And being part of the same property conveyed to Principal Life Insurance Company, an Iowa corporation, for its Real Estate Separate Account by quitclaim deed dated February 6, 2004 from Principal Life Insurance Company, an Iowa corporation of record as Instrument No. 20040206-0014805, Register's Office for Davidson County, Tennessee. And being part of the same property conveyed to Woodmont condo, LLC, a Delaware limited liability company, by quitclaim deed dated February 9, 2004 from Principal Life Insurance Company, an Iowa corporation, for its Real Estate Separate Account of record in Instrument No. 20040209-0015683 and re-recorded in Instrument No. 20040212-0017072, Register's Office for Davidson County, Tennessee. And 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. Source: 20041005-0120080

THIS TRANSFER IS SUBJECT TO THE FOLLOWING:

1. 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;

2. Right of Entry Agreement recorded in Book 9921, page 620, Register's Office for Davidson County, Tennessee;
3. All visible easements;
4. All matters appearing on the plan of record;
5. All applicable governmental and zoning regulations.

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, his heirs, successors and assigns, forever;

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise set out herein;

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This improved property is known as: 2025 Woodmont Blvd., # 317, Nashville, TN 37215.

WITNESS MY HAND(S) THIS 28th day of June, 2005, IN FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.

MANDY WHITTON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary for said state and county, MANDY WHITTON, the within named bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence (or whom supplied adequate and detailed identification proving herself to be the undersigned bargainor), and who acknowledged that she executed the foregoing instrument for the purposes therein contained and that the information contained herein is true and correct.

Witness my hand and official seal at Franklin, Williamson County, Tennessee, this 28th day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 5/19/07

J. NICHOLS SHELTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or fair market value of the property, whichever is greater, for this transfer is $155,000.00.

Affiant

Witness my hand and sworn to and subscribed to me, the undersigned, this 28 day of June, 2005 in Franklin, Williamson County, Tennessee.

NOTARY PUBLIC

My Commission Expires: 5/19/07

J. NICHOLS SHELTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY