STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,700.00.

Cassidy Spicer
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of June, 2005.

Bryan D. Spicer
Notary Public

My Commission Expires: 10/25/08

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/12/05 15:41 2 pgs
Fees:13.00 Taxes:509.49
20050712-0080849

ADDRESS NEW OWNER(S) AS FOLLOWS:
David R. Fairey and Christina J. Fairey
8300 Sawyer Brown Road, Unit H 303
Nashville, TN 37221

SEND TAX BILLS TO:
same

MAP-PARCEL NUMBERS:

142-05-0-B-045.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Vanessa Wynn, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **David R. Fairey, and wife Christina J. Fairey** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

A certain Condominium Apartment in Davidson County, Tennessee being Unit No. H-303 and Carport designated No. H-303C on the Plan of River Plantation, Section Three, Condominium Apartments, of record in Book 4675, pages 75, 76 and 77 amended in Book 4675, page 104 Register's Office for Said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Vanessa Wynn, unmarried by deed from Eugenia Webb Vaughn of record as Instrument No. 20010425-0041188 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Plan of Record in Bok 4675, page 75, 76 and 77 Register's Office for Davidson County, Tennessee as amended in Book 4675, page 104 said Register's Office.

Master Deed and By-Laws of record in book 4184, page 464 Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 8300 Sawyer Brown Road, Unit H 303, Nashville, TN 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their 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.

Witness my hand this 30th day of June, 2005.

Vanessa Wynn

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 Vanessa Wynn, unmarried, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2005.

Notary Public

My Commission Expires: 11/2/08