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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 24486-07-2005**<br>File box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $124,900.00.<br>Affiant<br>Subscribed and sworn to before me this 15th day of July, 2005.<br>Notary Public<br>My Commission Expires:<br>NOTARY PUBLIC<br>AT LARGE<br>Christina M. Read<br>My Commission Expires<br>November 25, 2008<br>STATE OF TENNESSEE |

# WARRANTY DEED

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| **Address New Owner:**<br>Christina Elizabeth Lepoutre<br>11 Music Square East Unit 503<br>Nashville, TN 37203 | **Send Tax Bills To:**<br>~~New Owners~~/ Washington Mutual<br>Post Office Box 100562<br>Florence, South Carolina 29501 | **Tax Information:**<br>Map No.093.13-0A<br>Parcel No. 503.00-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, **Elizabeth F. Wilson and husband, Walter H. Wilson, Jr.**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christina Elizabeth Lepoutre, Unmarried** ("Grantee"), its 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 11 Music Square East Unit 503, Nashville, TN 37203

**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 15th day of July, 2005.

Elizabeth F. Wilson

Walter H. Wilson, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Elizabeth F. Wilson and husband, Walter H. Wilson, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2005.

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 07/22/05 15:30 2 pgs
Fees:13.00 Taxes:462.13

20050722-0085764

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No.. 503, together with the appurtenant interest in the common elements of Spence Manor Condominium, a horizontal property regime established by Master Deed, of record in Book 6794, page 219, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A-2" to the aforementioned Master Deed.

Being the same property conveyed to Elizabeth F. Wilson and husband, Walter H. Wilson, Jr. by deed dated April 5, 2004 from Stephanie Rust, Unmarried of record in Instrument No. 20040408-0040421, 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.
2. Charter of Incorporation of Spence Manor Condominium Association, Inc. of record in Book 6790, page 237, amended in Instrument No. 20011106-0121962 and in Instrument No. 20020710-0083218., Register's Office for Davidson County, Tennessee.
3. 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 Spence Manor Condominium, of record in Book 6794, page 219, Register's Office for Davidson County, Tennessee. Appointment of Successor Trustee in Instrument No. 20040325-0033922, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.