THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC **40 Burton Hills Boulevard** **Suite 150** **Nashville, Tennessee 37215** **615.665.9766** **File # 057037** **Record and Return to:** CONSUMER TRUST TITLE & ESCROW LLC 219 WARD CIRCLE, STE 3 BRENTWOOD, TN 37027	The actual consideration or value, whichever is greater, for this transfer is: $180,000.00. Affiant Subscribed and sworn to before me this 9th day of ~~August 2005~~. NOTARY PUBLIC HOLT-LEIGH NOTARY PUBLIC WILLIAMSON COUNTY, TENN. Notary Public My commission expires: LARGE ~~My Commission Expires JUNE 8, 2009~~

Davidson County DEEDWARR
Recvd: 08/11/05 10:39 2 pg
Fees:13.00 Taxes:666.00

20050811-0095189

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
James M. Lotochinski 216 Brattlesboro Place Nashville, TN 37204	Same address	Map No. 132-9-B Parcel No. 212

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Elizabeth B. McGowin**, unmarried, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James M. Lotochinski**, unmarried, (the "Grantee"), Grantee's successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 212, Lot 4, Brattlesboro Place Condominiums, of record in Book 5200, page 731 and shown as Exhibit "B" to Master Deed of record in Book 6313, page 496, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth B. McGowin, unmarried, by deed from Lynn Donnell, unmarried, of record in book 9413, page 523, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year of 2005, which have been prorated by the parties and assumed by the Grantee.
2. All matters shown on the Plan of Brattlesboro Place Condominiums of record in Plat Book 5200, Page 731, and as shown as Exhibit "B" to Master Deed of record in Book 6313, Page 496, Register's Office of Davidson County, Tennessee.
3. The provisions of the Tennessee Horizontal Property Act as set out in Section 66-27-101, *et seq.*, of the Tennessee Code Annotated; the 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 buildings thereon; and all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brattlesboro Place Condominiums of record in Book 6313, Page 496, Register's Office of Davidson County, Tennessee.
4. By-Laws of Brattlesboro Place Homeowners Association, Inc. of record in Book 6313, Page 532, Register's Office of Davidson County, Tennessee.
5. Charter of Brattlesboro Place Homeowners Association, Inc., of record in Book 6788, Page 626, as amended in Book 7866, Page 378 and Book 8349, Page 576, Register's Office of Davidson County, Tennessee.

This is improved property known as: 216 Brattlesboro Place, Nashville, TN 37204

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantee and Grantee's successors, heirs and assigns, forever. **GRANTOR COVENANTS** that she is lawfully seized of said land in fee simple, has a good right to convey it, and that the same is unencumbered except as indicated in this document. **GRANTOR FURTHER COVENANTS** and binds herself and her successors, heirs, and assigns to warrant and forever defend the title to said land to Grantee and Grantee's successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 2nd day of August 2005.

Elizabeth B. McGowin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Elizabeth B. McGowin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 2nd day of August 2005.

Notary Public

My commission expires:
5/23/09

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009