THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 24561-07-2005** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $222,500.00. Affiant Subscribed and sworn to before me this 22nd day of August, 2005. Notary Public My Commission Expires: ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 24, 2007

WARRANTY DEED

Address New Owner: John Wesley Semingson Keith Ray Cole 175 Jefferson Square Nashville, TN 37215	**Send Tax Bills To:** Wachovia Mortgage Corp P.O. Box 96001 Charlotte, NC 28296	**Tax Information:** Map No.131.05-0A Parcel No. 175.00-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, **Nevin C. Trammell, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Wesley Semingson, Unmarried and Keith Ray Cole, 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. *as joint tenants with right of survivorship

This is improved property located at 175 Jefferson Square, Nashville, TN 37215

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 22nd day of August, 2005.

Nevin C. Trammell

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Nevin C. Trammell**, 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 22nd day of August, 2005.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 08/23/05 13:00 2 pgs
Fees:13.00 Taxes:823.25

20050823-0100359

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 175 on the Plan of Section One Jefferson Square Townhouses, of record in Plat Book 4675, page 12, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Jefferson Square Section One, a horizontal property regime established by Master Deed of record in Book 4731, page 332 and amended in Book 5826, page 693 and in Book 8550, page 3, said Register's Office.

Being the same property conveyed to Nevin C. Trammell, Unmarried by deed dated August 22, 1997 from Rodney Clark McKenzie, Executor of record in Book 10595, page 644, Register's Office for Davidson County, Tennessee. Being further conveyed to Nevin C. Trammell and wife, Tracy A. Trammell by Quitclaim Deed of record in Instrument No. 20001220-0124524 and further conveyed to Nevin C. Trammell by Quitclaim Deed from Tracy A. Trammell of record in Instrument No. 20041101-0130539.

This conveyance is made subject to:

1. 2005 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. By-Laws of Jefferson Square Section One, of record in Book 4731, page 341 and amended in Book 5676, page 31 and in Book 5700, page 719, Book 8036, page 54, Book 8057, page 179, Book 8231, page 418, Book 8550, page 973, Book 9276, page 249, and in Book 10355, page 306., Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Jefferson Square (Section One) of record in Book 8485, page 643 and in Book 8556, page 701 and Instrument No. 20000209-0013274, Register's Office for Davidson County, Tennessee.
4. 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 Jefferson Square (Section One), of record in Book 4731, page 332, and amended in Book 5826, page 693, and in Book 8550, page 3, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 4675, page 12, Register's Office for Davidson County, Tennessee.
7. Easement for overhead line of record in Instrument No. 20020122-0008268, Register's Office for Davidson County, Tennessee.