Prepared by:
Cain & Associates
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $128,500.00

Elizabeth D. Nichols
Affiant

Subscribed and sworn to before me, this 23rd day of September 2005.

Notary Public
My commission expires: 6-27-09

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

Davidson County DEEDWARR
Recvd: 09/29/05 14:08 2 pgs
Fees:13.00 Taxes:475.45
20050929-0117205

Address of New Owner:	Send Tax Bills to:	Tax Information
Christine Marie Kunik	American Mortgage Network	142-07-0-D21/8CO
218 Wynbrook Court	P.O. Box 85463	
Nashville TN 37221	San Diego, CA 92186	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Elizabeth D. Nichols and Joe G. York, Jr., husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Christine Marie Kunik, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being UNIT No. 218, on the plan of Wynbrook Condominiums, according to the Master Deed of record in Book 7285, page 918 as amended in Book 7507, Page 271, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat attached as Exhibit "A" to Master Deed of record in Book 7285, Page 918 and as of Exhibit "C" of Amended Master Deed referenced above, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Elizabeth D. Nichols by Deed of record in Book 10054, Page 680 recorded 05/20/1996 and Book 10149, Page 256 recorded 08/07/1996, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Restrictive covenants of record in Book 6519, page 458; Book 6529, page 560 as amended and restated in Book 7037, page 683 and Book 7550, page 809; 2) The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Wynbrook Condominiums, and recorded in Book 7258, page 918 as amended in Book 7507, page 271, Register's Office for Davidson County, Tennessee; 3) By-laws of Wynbrook Condominiums as Exhibit "B" of original Master Deed of record in Book 7507, page 271 and in any allied instrument(s) referred to in said recordings; 4) All matters shown on Plat recorded in Book 7285, page 918 in Exhibit "A" of Master Deed therein, and in Book 7507, page 271 as Exhibit "C" of Amended Master Deed therein; 5) Taxes for the year 2005 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee.

This property is improved property known as 218 Wynbrook Court, Nashville, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 23rd day of September, 2005.

Elizabeth D. Nichols

Joe G. York, Jr., by Elizabeth D. Nichols, his attorney in fact
Joe G. York, by Elizabeth D. Nichols,
His attorney in fact

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 Elizabeth D. Nichols, the bargainor(s), 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 and official seal at Franklin, Tennessee, this 23rd day of September, 2005.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 6-27-09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of September, 2005, before me personally appeared Elizabeth D. Nichols, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Joe G. York, Jr., and who acknowledged that she executed the same as the free act and deed of Joe G. York, Jr.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of September, 2005.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 6-27-09
FILE NO: CA 0104 - WYNBROOK