THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Our File Number: 21976N

MAP/GROUP/PARCEL: 117-7/J 10

NEW OWNER'S NAME AND ADDRESS:
JEFFREY WILLIAM PARSONS
2033 LOMBARDY AVENUE
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 11/03/05 09:48 2 pgs
Fees:13.00 Taxes:1036.00
20051103-0133030

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JENNIFER S KEITH, a unmarried woman, hereinafter called Grantor, does hereby transfer and convey unto, JEFFREY WILLIAM PARSONS, a unmarried man, his heirs and assigns, hereinafter called Grantee, property described as follows:

> Land in Davidson County, Tennessee, being Unit No. 2033 of the Kingsbridge Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated sections 66-27-101 through 66-27-1231, herein referred to as the "Act") and the provisions of the Master Deed for the Kingsbridge Condominium of record in Book 7105, Page 777, Register's Office, including without limitation the by-laws appended thereto of record in Book 7105, page 804, said Register's Office (collectively the "Master Deed"), to which Master Deed references is here made for a more complete and assurate description of said unit.
>
> The subject property is improved property known as 2033 LOMBARDY AVENUE, Nashville, TN 37215.
>
> BEING the same property conveyed to Grantor herein by deed of record in Instrument No. 20040823-0101764, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JENNIFER S KEITH

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, JENNIFER S KEITH, a unmarried woman, with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 27th day of October, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $280,000.00.

AFFIANT

Sworn to and subscribed before me, this the 27th day of October, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 25, 2009