This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

ADDRESS NEW OWNER:

Deania M. Towns
300 Normandy Circle
Nashville, TN 37209

SEND TAX BILL: Mortgagee

Davidson County DEEDWARR
Recvd: 12/20/05 10:24 2 pgs
Fees:13.00 Taxes:928.70
20051220-0152422

MORTGAGEE:
JP Morgan Chase Bank
100 Bloomfield Hills Pkwy. Ste. 160
Bloomfield Hills, MI 32515

MAP AND PARCEL:
Map 104-1B
Parcel 64CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Teresa L. Austin, unmarried**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Deania M. Towns**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 300 on Lot No. 1 of the Normandy Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Normandy Place Condominiums, of record under Instrument No. 20020214-0019862 and as amended under Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Normandy Place Condominiums, for placement of Units, as shown as Exhibit "A" to the aforementioned Master Deed, for a more complete identification and description of such Unit.
>
> Being the same property conveyed to Teresa L. Austin, unmarried, by deed from Normandy Place, L.L.C., a Tennessee limited liability company, dated February 7, 2003, and of record in Instrument No. 20030210-0017704, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 300 Normandy Circle, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and

possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 16th day of December, 2005.

Teresa L. Austin

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Teresa L. Austin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 16th day of December, 2005.

Notary Public

My Commission Expires: 09/30/06

My Commission Expires September 30, 2006
DAVIDSON COUNTY, TENN
JEANNE BURTON GREGORY
Notary Public At Large

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $251,000.00.

Marisa Baker
AFFIANT

Subscribed and sworn to before me
this 16th day of December, 2005.

NOTARY PUBLIC

My Commission Expires: 5/24/2008

SANDY MEYER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN