This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Robert Maddox
112 Windsor Terrace Dr., Unit 112
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

MAP **143-1**
GROUP **A**
PARCEL **112.00-CO**

Davidson County DEEDWARR
Recvd: 12/29/05 15:35 2 pgs
Fees:13.00 Taxes:798.28
20051229-0156446

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **B. Sue McIntosh, married***, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Robert Maddox and wife, Donna K. Maddox**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 112 of Windsor Terrace Condominiums, Phase I, as described in the Master Deed Establishing horizontal property regime of Windsor Terrace Condominiums, of record in Book 7150, page 921, in the Register's Office for Davidson County, Tennessee, being a horizontal property regime, together with all rights, interest and appurtenances thereto, including but not limited to the undivided interest in the common elements thereof and the two parking spaces delineated as "J" on Exhibit "C" attached hereto and incorporated herein by reference, as set out in the aforesaid Master Deed of record in Book 7150, page 921, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to B. Sue McIntosh, unmarried, by deed from Sharron Warren, unmarried, of record in Instrument no. 20050124-0008265, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **112 Windsor Terrace Dr., Unit 112, Nashville, Tennessee 37221.**

Kurt Klauburg hereby joins in this conveyance to transfer all of his right, title, and interest in the subject property, marital or otherwise.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEES that she is 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; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **20th** day of **December, 2005.**

B. Sue McIntosh

Kurt Klauburg by B. Sue McIntosh as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **B. Sue McIntosh**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained and she further acknowledged that she is the **Attorney-in-fact for Kurt Klauburg**, and that as said Attorney-in-fact she executed the within Warranty Deed for the purposes therein contained by signing the name of Kurt Klauburg as his free act and deed.

WITNESS my hand and official seal this 20th day of December, 2005.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $215,750.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of December, 2005.

NOTARY PUBLIC

My Commission Expires: 7-19-08