Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 01/23/06 14:14 2 pg
Fees:13.00 Taxes:340.40

20060123-0008600

39-B
File #06-1001

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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned William T. McLemore, and wife, Jennifer R. Wolff McLemore, (aka Jennifer R. Wolff) hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto James T. Denton, Jr., hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, and being Unit No. C-13, Parcel 45, on the plan of Villager East Condominiums, as of record at Plat Book 5200, page 178, as Revised at Plat Book 5200, page 235, and as established by Master Deed as of record at Book 5457, page 298, all of record in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said Unit/Parcel and of the conveyance hereby made together with all fixtures, appliances, wall coverings, carpets and/or floor coverings and/or other improvements therein and the undivided interest in the General and Limited Common Elements appurtenant thereto.

Being the same property conveyed to William T. McLemore and wife, Jennifer R. Wolff by QuitClaim Deed from William T. McLemore, dated September 17, 2003, of record in Instrument No. 20030922-0139456, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3600 Hillsboro Pike, Unit C-13, Nashville TN, 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 12th day of January, 2006.

William T. McLemore

Jennifer R. Wolff McLemore

State of Tennessee)
County of Davidson)

On this 12th day of January, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named William T. McLemore and Jennifer R. Wolff McLemore, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-09

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 92,000.00.

Affiant

Sworn and subscribed before me on this the 12th day of January, 2006.

Notary Public

My Commission Expires: 7-30-09

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
James T. Denton, Jr. 3600 Hillsboro Pike, Unit C-13 Nashville, TN 37215	Owner	117-11-B-45CO