LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

Return to:

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 24952-12-2005** **Record & Return To:** **Lawyers Escrow Services, Inc.** **2021 Richard Jones Road, Suite 220** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $253,000.00. Meghan E. Lite Affiant Subscribed and sworn to before me this 23rd day of January, 2006. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 19, 2009

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Viet H. Nguyen 109 Westover Park Nashville, TN 37215	Mortgage Loan Servicing Regions Bank Dept. 2520 P.O. Box 2153 Birmingham, AL 35287-2520	Map No. 131.03-0G Parcel No. 005.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Meghan E. Lite, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Viet H. Nguyen, an unmarried person and Melissa A. Fisher, an unmarried person and Thomas C. Fisher, married** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 109 Westover Park, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of January, 2006.

Meghan E. Lite
Meghan E. Lite

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Meghan E. Lite,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of January, 2006.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/25/06 09:12 2 pgs
Fees:13.00 Taxes:936.10

20060125-0009336

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. E, together with the appurtenant interest in the common elements of Westover Plantation Condominium horizontal property regime established by Master Deed, of record in Book 6380, page 833 and amended in Book 6549, page 344 and in Book 8622, page 194, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 3 on the Plan of Westover Plantation of record in Plat Book 6250, page 122 as amended in Book 6664, page 910, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Meghan E. Lite, Unmarried by Warranty Deed dated, November 10, 2004 from Pamela H Atwell, Unmarried of record in Instrument No. 20041112-0136491, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Westover Plantation Condominium Homeowners Association of record in Book 6716, page 151, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Westover Plantation Condominium, of record in Book 6380, page 833 as amended in Book 6549, page 344 and in Book 8622, page 194, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4113, pages 565 and 569, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6250, page 122, and amended in Book 6664, page 910, Register's Office for Davidson County, Tennessee.