WARRANTY DEED

This instrument was prepared by:
Ashley N. Arnold
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

Davidson County DEEDWARR
Recvd: 01/31/06 15:01 2 pgs
Fees:13.00 Taxes:333.00
20060131-0012133

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
A & P Wedgewood, A Tennessee		
General Partnership	Same	085150A00800CO
2411 Sterling Road		
Nashville, TN 37215		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Sworn to and subscribed before me this the 31st day of January, 2006.

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 1-27-07

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, James H. Littlejohn and wife Lisa L. Littlejohn, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto A & P Wedgewood, a Tennessee General Partnership, with Patrick O. Proctor, Allyson H. Proctor and Wedgewood Properties, Inc., being all of the partners, hereinafter referred to as Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 108 on the Plan of Spring Place Condominiums as described and shown on the site layout in Book 6780, Page 289, attached to the Master Deed for Spring Place Condominiums of record in Book 6780, Page 229 and the By-Laws appended thereto of Book 6780, Page 265, said Register's Office, and addendums thereto, to which reference is hereby made.

Being the same property conveyed to James H. Littlejohn and wife, Lisa L.Littlejohn from Walter L. Timmons, Jr. and wife, Joanne L. Timmons, of record in Book 8751, Page 920, Register's Office for Davidson County, Tennessee.

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, its successors and assigns forever, and the said Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for the following:

1. 2006 property taxes which are not yet due and payable and shall be pro-rated and assumed by the Grantee.

2. Master Deed establishing a Horizontal Property Regime of Spring Place Condominiums, of record in Book 6780, page 229.

3. By-Laws appended thereto of record in Book 6780, page 265, Addendum to Master Deed and By-Laws as of records in Book 7213, page 121,Book 7242, page 924, and Instrument No.: 20020709-0082174, said Register's Office for Davidson County, Tennessee.

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

AND the said Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 31st day of January, 2006.

James H. Littlejohn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Littlejohn, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 31st day of January, 2006.

Notary Public

ASHLEY N. ARNOLD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 1-27-07

Lisa L. Littlejohn, by John H. Littlejohn her attorney in fact (by James H. Littlejohn, attorney in fact.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31 day of Jan., 2006, before me personally appeared John H. Littlejohn, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lisa L. Littlejohn, and who acknowledged that he executed the same as the free act and deed of Lisa L. Littlejohn.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 31st day of January, 2006.

Notary Public

ASHLEY N. ARNOLD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 1-27-07