This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 7664

ADDRESS NEW OWNER:
Patrick Fox
21 Vaughns Gap Road, Unit 67
Nashville, Tennessee 37205

MORTGAGEE:
Guaranty Trust Company
316 Robert Rose Drive
Murfreesboro, TN 37219

Davidson County DEEDWARR
Recvd: 02/03/06 08:32 2 pgs
Fees:13.00 Taxes:292.30

20060203-0013433

SEND TAX BILL TO:
Mortgagee

MAP	**129.15**
GROUP	**A**
PARCEL	**67.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Allison A. Hines** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Patrick Fox**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. E-67, on the Plan of Belle Meade Highlands Condominiums, as set forth in Exhibit A-2 to the Master Deed of record in Book 7091, page 302, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference. There is conveyed with the above described individual condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of Belle Meade Highlands Condominiums, as said areas are set forth and defined in Master Deed and By-Laws of record in Book 7091, page 302 and Charter of record in Book 7102, page 223, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

Being the same property conveyed to Allison A. Hines by deed from Arnold M. Weiss, Substitute Trustee dated April 13, 2004, of record in Instrument No. 20040419-0044103, Register's Office for Davidson County, Tennessee.

This is improved property known as 21 Vaughns Gap Road, Unit 67, Nashville, Tennessee 37205. Possession is to be given on January 27, 2006.

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

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, his heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 27th day of January, 2006.

Allison A. Hines

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Allison A. Hines**, the bargainors, 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 and official seal at office this 27th day of January, 2006.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 4.28.08

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $79,000.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of January, 2006.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 4.28.08