Name and Address of New Owner:

Laura Covington
107 West End Avenue
Nashville, TN 37205

Send Tax Bills To:

Same

Prepared by:

David W. McMackin
5200 Maryland Way Ste.110
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater for this transfer is $176,000.00

Laura L. Russell
Affiant

Subscribed and sworn to before me on this 2/3/06

Julie Wilbanks
Notary Public

My Commission Expires: 2/20/08

JULIE WILBANKS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Map & Parcel No.
- 104-09-0-G 007.00 CO

Davidson County DEEDWARR
Recvd: 02/14/06 08:48 2 pg:
Fees:13.00 Taxes:651.20

20060214-0017547

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, John Nuese (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Laura Covington, unmarried (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee being Unit No. 7, located on the Lower Floor of Building No. A, West End Place Condominiums (f/k/a) Park Circle Condominiums), as shown in Exhibit B to the Master Deed establishing a Horizontal Property Regime of West End Place Condominiums f/k/a Park Circle Condominiums) of record in Book 6809, pages 610-620, and amended in Book 9992, page 744, Register's Office for Davidson County, Tennessee, along with an undivided interest in the common elements thereto of 1.06078 per cent and subject to all terms and conditions of said Master Deed and By-Laws establishing a Horizontal Property Regime for West End Place Condominiums f/k/a Park Circle Condominiums) of record in Book 6809, page 569, as amended in Book 9992, page 744, said Register's Office.

Being the same property conveyed to John Nuese by Warranty Deed dated 05/27/2005 of record in Instrument No. 20050620-0010194, Registers Office for Davidson County, Tennessee.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 107 West End Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her successors and assigns forever. Grantor covenants that he 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 for current year real estate taxes.

GRANTOR further covenants and bind himself and his heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, her heirs and assigns, against the lawful claims of all persons. JN KHH

WITNESS my hand on this ~~01/30/06~~. 2/3/06

John Nuese
John Nuese

by Kathy Haggard, attorney in fact
By: Kathy Haggard, his attorney in fact
* ONE AND THE SAME AS KATHLEEN W. HAGGARD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this ~~30th~~ 2nd day of ~~January~~ February, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared Kathy Haggard* as attorney in fact for John Nuese, 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 John Nuese, by virtue of a power of attorney of even date recorded in Book _____, page _____, said Register's Office, and acknowledged that she executed the same as the free act and deed of the said John Nuese.

Witness my hand and official seal at Willimason County, Tennessee, this the ~~30th~~ 2nd day of ~~January~~ February, 20056

Julie Wilbanks
Notary Public

JULIE WILBANKS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY

My Commission Expires: 2/20/08

Return To: D-0630
Jack Case Wilson
Title Associates
103 Maple St.
Smyrna, TN 37167