THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25078-01-2006**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $236,000.00. Affiant Subscribed and sworn to before me this 15th day of February, 2006. Notary Public My Commission Expires: 1-20-09

TONIA CARLSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Carol O. Weaver and William Austin Weaver 2025 Woodmont Blvd #205 Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.11711OJ Parcel No. 20500 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, **Richard Karron and wife, Judith Girard**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carol O. Weaver, married and William Austin Weaver, unmarried** ("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 2025 Woodmont Blvd #205, 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 13 day of February, 2006.

Richard Karron

Judith Girard 2/14/06

STATE OF North Carolina, COUNTY OF New Hanover SS.:

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

Witness my hand, at office, this 13th day of February, 2006.

Notary Public

My Commission Expires: Oct. 25, 2010

JOSHUA D. MORRIS NOTARY PUBLIC NEW HANOVER CO. NC

Davidson County DEEDWARR
Recvd: 02/16/06 10:17 3 pgs
Fees:18.00 Taxes:873.20

20060216-0018780

STATE OF Tennessee

COUNTY OF Knox

Personally appeared before me, Judy Girard, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of February, 2006.

Kimala C. Pineda
NOTARY PUBLIC

KIMALA C. PINEDA
NOTARY PUBLIC AT LARGE
KNOX COUNTY, TN

My Commission Expires: January 23, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 205, together with Garage Unit No. B-3, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Richard Karron and wife, Judith Girard by Warranty Deed dated September 7, 2004 from The Garden Partners, a Tennessee general partnership of record as Instrument Number 20040917-0112198, 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. 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 The Hillmont Condomiums, of record in Instrument No. 20040209-0015685, re-recorded in Instrument No. 20040212-0017074, amended in Instrument No. 20050404-01036415 and Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Right of Entry Agreement of record in Book 9921, page 620, Register's Office for Davidson County, Tennessee.