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. 25042-01-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $520,000.00. Affiant Subscribed and sworn to before me this 17th day of February, 2006. Notary Public My Commission Expires:

MUDTER MORGAN & PATTERSON NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Rebecca Glassner 2812-B White Oak Drive Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.117.03-0G Parcel No. 002.00-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, **Beverly McKnight, unmarried**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rebecca Glassner, 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 2812-B White Oak Drive, Nashville, Tennessee 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 17th day of February, 2006.

Beverly McKnight

STATE OF North Carolina, COUNTY OF Mecklenburg SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Beverly McKnight**, 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 10th day of February, 2006.

Notary Public

My Commission Expires: March 23, 2010

MARIE-JEANNE CARRAUX NOTARY PUBLIC MECKLENBURG COUNTY, NC

Davidson County DEEDWARR
Recvd: 02/27/06 13:32 2 pgs
Fees:13.00 Taxes:1924.00
20060227-0022370

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 16-B, together with the appurtenant interest in the common elements of Sharondale Heights Townhomes, a horizontal property regime established by Declaration of record in Instrument No. 20040730-0091789, 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 and being located upon Lot No. 16 on the Plan of Sharondale Heights of record in Plat Book 1835, page 109, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Beverly McKnight, unmarried, by deed dated August 30, 2004 from White Oak Place Joint Venture of record in Instrument No. 20040907-0108013, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Sharondale Heights Townhomes of record in Instrument No. 20040907-0108012;
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Sharondale Heights Townhomes, of record in Instrument No. 20040730-0091789; and
4. All matters appearing on the Plan of record as Book 1835, page 109, Register's Office for Davidson County, Tennessee.