This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Return To:
Nashville Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Diane R. Wright
81 Abingdon Court
Brentwood, TN 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:
Civic Bank & Trust
1798 West End Avenue
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 03/01/06 15:43 2 pg
Fees:13.00 Taxes:573.87
20060301-0023891

MAP	**143-1**
GROUP	**A**
PARCEL	**104.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert G. Jeffrey, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Diane R. Wright and husband, G. Richard Wright**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 104 of Windsor Terrace Condominiums, Phase One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6250, page 869, and shown as Exhibit "C" to the Master Deed, of record in Book 7150, page 921, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Robert G. Jeffrey, unmarried by deed from Selina A. Ferragina, a married woman of record in Book 10551, page 1, Register's Office for Davidson County, Tennessee.

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

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **104 Windsor Terrace Drive, Nashville, Tennessee 37221.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 22 day of **February, 2006.**

Robert G. Jeffrey

STATE OF Kentucky
COUNTY OF Calloway

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert G. Jeffrey,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 22 day of February, 2006.

NOTARY PUBLIC

My Commission Expires: ~~7/19/2008~~ 1-10-2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $155,100.00.

AFFIANT

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

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008