WARRANTY DEED

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,500.00

Melissa R White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of March, 2006

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robert Karger, as Successor Trustee	NEW OWNER	Map 136
7000 Buffalo Drive		Group 3-0-A
LaVergne, TN 37086		Parcel 65-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Frances V. Granato, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Robert Karger, as Successor Trustee of The Patricia Dundee Revocable Living Trust Agreement**
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:
** dated Aug 05 2002

A certain condominium apartment in Davidson County, Tennessee, being Townhouse #65, Building #10-A, in a Horizontal Property Regime located on the plat of Priest Lake Park Condominium Townhouses, Phase 1, as of record in Book 4460, Page 88, Register's Office for said County.

Being the same property conveyed to Isabella Mancinelli, unmarried, and Frances V. Granato, unmarried, by deed from Gene Rush Martin and Nancy B. Martin, husband and wife, of record in Book 9742, Page 49, said Register's Office. The said Isabella Mancinelli now being deceased.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Book 4651, Page 412; Book 4943, Page 692; Book 4979, Page 939; Book 5083, Page 417; Book 5189, Page 671; Book 4651, Page 420; Instrument 200508170097909; Instrument 200110250116633; Instrument 200506210071262, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4460, Page 88, said Register's Office.

Power of Attorney of record in Instrument 20060307000626236, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4000 Anderson Rd. #65, Nashville, TN 37217

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 3rd day of March, 2006.

Frances V. Granato by Attorney in Fact
Frances V. Granato
By: Troy Charlton, Attorney-in-Fact

FILE BOX 45

Davidson County DEEDWARR
Recvd: 03/07/06 11:25 2 pgs
Fees:13.00 Taxes:242.35

20060307-0026237

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Troy Charlton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Frances V. Granato as her Attorney in Fact as the free act and deed of the within named Frances V. Granato.

Witness my hand and official seal at Nashville, Tennessee the 3rd day of March, 2006.

My Commission Expires: 3/3/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

FILE BOX 45