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. 25157-02-2006**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $131,000.00. Affiant Subscribed and sworn to before me this 31st day of March, 2006. Notary Public My Commission Expires: May 24, 2007

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner: Rebecca W. Anderson 2025 Woodmont Blvd. Unit #348 Nashville, TN 37215	**Send Tax Bills To:** Regions Bank DBA Regions Mtg P.O. Box 1718 Memphis, TN 38101	**Tax Information:** Map No.117.11-0J Parcel No. 348.00-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, **Samara Gilroy-Hicks, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rebecca W. Anderson, 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. Unit #348, 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 31st day of March, 2006.

Samara Gilroy-Hicks by Aja E. Hicks, Attorney-in-Fact

Samara Gilroy-Hicks, BY: Aja E. Hicks, Attorney-In-Fact pursuant to a power of attorney being placed of record immediately prior hereto as Instrument No. 20060407-0040387

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Aja E. Hicks,** with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for the said **Samara Gilroy-Hicks** and is authorized by the said **Samara Gilroy-Hicks** to execute this instrument on HER behalf.

Witness my hand, at Office, this 31st day of March, 2006.

My commission expires: _____

Notary Public

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 04/07/06 11:25 2 pgs
Fees:13.00 Taxes:484.70

20060407-0040388

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 348, 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. 200505120053861, 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 Samara Gilroy-Hicks, unmarried by Warranty Deed dated July 30, 2004 from The Garden Partners, a Tennessee general partnership of record as Instrument Number 20040806-0095329, 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 of record in 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.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Right of Entry Agreement recorded in Book 9921, page 620, Register's Office for Davidson County, Tennessee.