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. 25220-03-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $107,000.00. Marilyn K Bennett Affiant Subscribed and sworn to before me this 13th day of April, 2006. J. Michael Morgan Notary Public NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Marilyn K. Bennett 5600 Country Drive #169 Nashville, TN 37211	**Send Tax Bills To:** ~~New Owners~~ Wachovia Mortgage 1100 Corporate Center Drive Raleigh, NC 27607	**Tax Information:** Map No.162.09-0B Parcel No. 082.00-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, **Lynn Burgess Sanders and Bruce Edwin Burgess, as the sole heirs at law of Ruth Whitus Burgess, and Lynn Burgess Sanders as Administratrix of the Estate of Ruth Whitus Burgess**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marilyn K. Bennett, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Daivdson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5600 Country Drive #169, Nashville, TN 37211

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 13th day of April, 2006.

Lynn Burgess Sanders
Lynn Burgess Sanders

Bruce Edwin Burgess
Bruce Edwin Burgess

Lynn Burgess Sanders Administratrix
Lynn Burgess Sanders, as Administratrix

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lynn Burgess Sanders, individually and as Administratrix of the Estate of Ruth Whitus and Bruce Edwin Burgess**, 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 April, 2006.

J. Michael Morgan
Notary Public

My Commission Expires:

J. MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 04/19/06 12:08 2 pgs
Fees:13.00 Taxes:395.90

20060419-0044790

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 169 Building No. 4 on the Plan of Revised site Plan Phase 3 Hickory Valley Condominiums, of record in Plat Book 5200, page 131, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hickory Valley Condominiums, Phase 3, a horizontal property regime established by Master Deed and By-Laws of record in Book 4918, page 116, amended in Book 4958, page 346, said Register's Office.

Being the same property conveyed to Ruth W. Burgess, unmarried by Deed dated May 6, 2002 from David A. Laurinas, unmarried of record in Instrument No. 20020508-0056861, Register's Office for Davidson County, Tennessee. Ruth W. Burgess died intestate on January 3, 2006, leaving as her sole heirs at law her two children, Lynn Burgess Sanders and Bruce Edwin Burgess. Letters of Administration were issued to Lynn Burgess Sanders in Docket No. 06P-264, Davidson County Probate Court Clerk's Office.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Amended and Restated By-Laws of Hickory Valley Condominiums Association, Phase 3, of record in Book 8797, page 918, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Hickory Valley Condominiums, Phase 3, Association of record in Book 8021, page 852, Register's Office for Davidson County, Tennessee.
4. 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) of record in Book 4918, page 116, amended in Book 4958, page 346, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 5200, page 131, Register's Office for Davidson County, Tennessee.
7. Easement of record in Book 5606, page 663, Register's Office for Davidson County, Tennessee.
8. Easement of record in Book 4842, page 979, Register's Office for Davidson County, Tennessee.
9. Easement of record in Book 7497, page 740, Register's Office for Davidson County, Tennessee.