Return To:

Southern Title Service
124 First Avenue South
Suite 102
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 3rd day of May, 2006.

Notary Public

My Commission Expires: 12/27/09

H. ANTHONY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 05/08/06 09:57 2 pgs
Fees:13.00 Taxes:860.25
20060508-0053107

ADDRESS NEW OWNER(S) AS FOLLOWS:
Nancy L. Dubuisson, unmarried
107 Westwood Trace
Nashville, Tennessee 37212

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
10414B7.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John P. Hanks, unmarried hereinafter referred to as Grantors, hereby transfers and conveys to Nancy L. Dubuisson, unmarried, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

LAND in Davidson County, Tennessee, being Unit No. 7, together with the appurtenant interest in the common element of Westwood Trace, a horizontal property regime established by Master Deed, of record in Book 6522, Page 322, amended in Book 6889, Page 711, 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 JOHN P. HANKS, unmarried, by Warranty Deed from BRETT D. PATTERSON, married, of record as Instrument No. 20030505-0059756, Register's Office for Davidson County, Tennessee dated April 30, 2003.

Map & Parcel #: 104-14-B-7.00 CO

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or

upon the land embracing the regime and building thereon; and also, including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Westwood Trace of record in Book 6522, Page 874 and Book 6889, Page 711, said Register's Office.

Unit No. 7, of Westwood Trace, as created by the Master Deed of recorded in Book 6522, Page 874 and Book 6889, Page 711, together with an undivided percentage interest in the appurtenant common elements, if any.

The Plan of record in Plat Book 6200, Page 215, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 6522, Page 322 and Book 6889, Page 711, said Register's Office.

Condominium Association Charter of record in Book 6582, Page874, as amended in Book 7599, Page 912, Book 7948, Page 624, Book 7948, Page 626, Instrument No. 20010411-0035667 and as Instrument No. 2001072-00077359, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 107 Westwood Trace, Nashville, TN 37212.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 May, 2006.

John P. Hanks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, John P. Hanks, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 5/3/2006.

Witness my hand and official seal this 3rd day of May, 2006.

Notary Public

My Commission Expires: 10/10/09

STATE OF TENNESSEE NOTARY PUBLIC
DONALD R. BARNETT, JR.
WILLIAMSON COUNTY

260401038