Return to: First Title and Escrow Company, Inc.
File Number 25464

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Stephanie & James Kimball	Countrywide	Map: 143-0 Group: A
235 Windsor Terrace	3011 Armory Dr.#120	Parcel: 235.00 CO
Nashville, TN 37221	Nashville, TN 37204	

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Margaret E. Hamiter, an unmarried person** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **James B. Kimball and wife, Stephanie Lewis Kimball** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 235 on the plan of Windsor Terrace Condominiums, Phase III, of record in Book 6250, page 869 and as shown as Exhibit "B" to the Second Amendment to the Master Deed of record in Book 7661, page 40, Register's Office for said County.

Being the same property conveyed to Margaret E. Hamiter by Warranty Deed from Ollie Smith and wife, Mina Smith of record in Instrument No.20021017-0127745, said Register's Office.

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years.
2. Subject to the boundary plat of record in Book 6250, pages 869, Register's Office Davidson County, Tennessee.
3. Sanitary Sewer Easement of record in Book 6800,page 411, said Register's Office.
4. Easement granted to TVA of record in Book 2274, page 547, said Register's Office.
5. Water Line Easement of record in Book 6800, page 409, said Register's Office.
6. Master Deed and By-Laws of Windsor Terrace Condominiums of record in Book 7150, page 921 as amended in Book 7436, page 667and re-recorded in Book 7464, page 297and further amended in Book 7661, page 40, Book 7729, page 206, Book 7980, page 717 and Instrument No. 20000811-0079911, said Register's Office.
7. Storm Water Detention Agreement of record in Book 6800, page 417, and Book 6680, page 517, said Register's Office.
8. Agreement for private water main of record in Book 8067, page 689, said Register's Office.
9. Charter of Windsor tower Condominiums Homeowners Association of record in Book 8097, page 976, said Register's Office.

This is improved property commonly known as 235 Windsor Terrace Dr., Nashville, TN 37221.

Davidson County DEEDWARR
Recvd: 05/26/06 14:56 2 pgs
Fees:13.00 Taxes:658.60
20060526-0062508

[STATE OF TENNESSEE]

[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $ 178,000.00

Affiant

Subscribed and sworn to before me this 23rd day of May, 2006.

Notary Public

My Commission Expires: 3-31-07

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 covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 23 day of May, 2006.

Margaret E. Hamiter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of April, 2006, before me personally appeared Margaret E. Hamiter to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal this 23rd day of May, 2006 at Nashville, Tennessee..

Notary Public

My Commission Expires: