THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25526-06-2006** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $290,000.00. Constance B. Forehand Affiant Subscribed and sworn to before me this 15th day of June, 2006. Notary Public My Commission Expires:

STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Constance B. Forehand 4215 Harding Pike, #901 Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.103-16-0-B Parcel No. 089.00-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, **Andrew Whitney Potts, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Constance B. Forehand, 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 4215 Harding Pike, #901, Nashville, TN 37205

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 15th day of June, 2006.

Andrew Whitney Potts

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Andrew Whitney Potts**, 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 for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2006.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 06/20/06 13:49 2 pgs
Fees:13.00 Taxes:1073.00

20060620-0073620

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 901 on the Plan of Windsor Tower Condominium Apartments of record in Plat Book 5200, page 71, 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 4215 Harding Road Homeowners' Association, a horizontal property regime established by Master Deed of record in Book 5313, page 338, amended in Book 8666, page 789, said Register's Office.

Being the same property conveyed to Andrew Whitney Potts by deed dated April 30, 2002 from Jack L. Jenkins and wife, Mary Ann Jenkins, of record in Instrument No. 20020503-0054839, 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 4215 Harding Road Homeowners' Association, of record in Book 5313, page 338, amended in Book 8666, page 789, 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. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3956, page 943, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 5200, page 71, Register's Office for Davidson County, Tennessee.