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. 25493-05-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $316,000.00. Affiant Subscribed and sworn to before me this 23rd day of June, 2006. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Traci M. Bryan 153 D Woodmont Blvd. Nashville, TN ~~37215~~ 37205	**Send Tax Bills To:** Pinnacle National Bank 211 Commerce St., #300 Nashville, TN 37201	**Tax Information:** Map No.116.03-0C Parcel No. 003.00-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, **Thomas J. Fitzpatrick and wife, Mary E. Fitzpatrick**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Traci M. Bryan, 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 153 D Woodmont Boulevard, Nashville, Tennessee ~~37215~~ 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 23rd day of June, 2006.

Thomas J. Fitzpatrick

Mary E. Fitzpatrick
By Thomas J. Fitzpatrick
Atty-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas J. Fitzpatrick, 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 23rd day of June, 2006.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas J. Fitzpatrick, 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 and who further acknowledged that he is the Attorney-in-Fact for the said Mary E. Fitzpatrick and is authorized by the said Mary E. Fitzpatrick to execute this instrument on her behalf.

Witness my hand, at Office, this 23rd day of June, 2006.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 06/30/06 12:00 2 pgs
Fees:13.00 Taxes:1169.20

20060630-0078510

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit D, together with the appurtenant interest in the common elements of Woodmont Glen, a horizontal property regime established by Master Deed, of record in Book 5407, page 419, Register's Office for Davidson County, Tennessee said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of Revised Resubdivision of Lot 150 of Kenner Manor of record in Plat Book 4955, page 83, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas J. Fitzpatrick and wife, Mary E. Fitzpatrick, by deed dated December 13, 2002 from Wesley M. Vause, unmarried, and William Lee Wright, unmarried, of record in Instrument No. 20021216-0154935, 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 Woodmont Glen, of record in Book 5407, page 419;
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 3964, page 855 exceptions in Book 5402, page 498; and
5. All matters appearing on the Plan of record as Book 4955, page 83, Register's Office for Davidson County, Tennessee.