ADDRESS NEW OWNER:
Cheryl Harleston

511 Jones Street, Unit D-4
Old Hickory, TN 37138

SEND TAX BILL TO:
Regions Bank d/b/a Regions Mortgage
7130 Goodlett Farms Parkway
Cordova, TN 38016

MAP & PARCEL NOS.:
44-11 A 404

Davidson County DEEDWARR
Recvd: 07/14/06 15:28 2 pgs
Fees:13.00 Taxes:203.50
20060714-0085233

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jerry Adkins** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Cheryl Harleston, an unmarried person** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. D-4 (Parcel 404), Lakeside Retirement Village Condominiums, a Horizontal Property Regime which is of record in Book 7977, Page 92, re-recorded in Book 8164, Page 151, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Tennessee Code Annotated, Section 66-27-101, et seq., and is subject to the provisions and requirements thereof; also subject to easements, rights and interests in favor 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lakeside Retirement Village Condominiums of record in Book 7977, Page 92, re-recorded in Book 8164, Page 151, Register's Office for Davidson County, Tennessee, and is subject to the By-Laws for the administration thereof, which are appended to the Master Deed as Exhibit B thereto of record in Book 7977, Page 111, re-recorded in Book 8164, Page 171, said Register's Office, all as set out and provided in said Master Deed and exhibits appended thereto, reference to which is here made.

Being the same property conveyed to Jerry Adkins by Warranty Deed dated November 1, 1995, from H. Harvey Hendershot and wife, Martha J. Hendershot, of record in Book 9846, Page 598, Register's Office for Davidson County, Tennessee.

This is property with a common address of 511 Jones Street, Unit D-4, Old Hickory, TN 37138.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) By-Laws of record in Book 7977, Page 111, as re-recorded in Book 8164, Page 171, said Register's Office; (3) Master Deed of record in 797, Page 92, as re-recorded in Book 8164, Page 151, said Register's Office; (4) Charter of record in Book 7876, Page 460, said Register's Office.

Grantor warrants the subject property has never been used as his marital residence and that the subject property is not subject to any marital or spousal rights therein.

Property conveyed "AS IS."

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $55,000.00.

X Cheryl Harleston
Affiant

Subscribed and sworn before me this 14th day of July, 2006.

My Commission Expires: 11/14/2009

Notary Public

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **14th** day of **July, 2006.**

Jerry Adkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Jerry Adkins** , with whom I am personally acquainted, or who 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 and official seal at office this **14th** day of **July, 2006.**

Notary Public
My Commission Expires: 11/14/2009

CINDY S. SMITH STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

File No. 0607-087.wd