This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060630

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027
6060630

Send Tax Bills To:

New owner

Davidson County DEEDWARR
Recvd: 08/04/06 11:53 2 pgs
Fees:13.00 Taxes:277.50

20060804-0095698

New Owner is:
Valerie M. Hicks
500 Paragon Mills Rd. # D-8
Nashville, TN 37211

MAP: 133-11-0A
PARCEL: 026.0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Joshua P. Brummett, an unamrried man**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Valerie M.Hicks, an unmarried woman** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A Certain Condominium Unit located in Davidson County, State of Tennessee, described as follows :

A CERTAIN CONDOMINIUM UNIT in Davidson County, Tennessee, described as follows: Unit D-8, in a Horizontal Property Regime as shown on the condominium site plan of Canterbury Hall Condominium Apartments, as of record in Plat Book 5200, Page 159, Registe?s Office for Davidson County, Tennessee.

THE PREMISES herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of the 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Canterbury Hall Condominium Apartments, as of record in Plat Book 5200, Page 159, and Master Deed of record in Book 5440, Page 255 & 298 as amended in Book 5441, Page 819, and Book 5865, page 101; and Charter of record in Book 5446, Page 152, said Register's Office.

Being the same property conveyed to Joshua P. Brummett, an unmarried man from Calvin B. Reed, unmarried by Warranty Deed of record dated 07/31/03 and recorded 01/10/05 in Instrument # 20050110-0003687, being a re-recording of Instrument # 20030801-0109666, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

JB
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31 day of July, 2006.

GRANTOR:

Joshua P. Brummett

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF July)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Joshua P. Brummett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 31 day of July, 2006.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF)

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Affiant

SWORN TO and subscribed before me this 31 day of July, 2006

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My commission expires:

MY COMMISSION EXPIRES JULY 19, 2008