THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25777-08-2006** **Record & Return To:** **Esquire Title and Escrow, Inc.** **30 Burton Hills Boulevard, Suite 200** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $299,900.00. Mary Lee Molinaro Affiant Subscribed and sworn to before me this 15th day of August, 2006. Theresa L. Smith Notary Public My Commission Expires: 11/25/08 NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

Address New Owner: Robert Vaughn, Lisa Vaughn Unit No. 108, 800 Woodland Street Nashville, TN 37206	**Send Tax Bills To:** New Century Mortgage 3354 Perimiter Hill Drive Nashville, TN 37211 #106	**Tax Information:** Map No.082-16-O-E Parcel No. 008.00-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, **Martin D. Carpenter, Unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert T. Vaughn and wife, Lisa Vaughn** ("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 Unit No. 108, 800 Woodland Street, Nashville, TN 37206

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 August, 2006.

Martin D. Carpenter by Yochia Flowers
Martin D. Carpenter by Yochia Flowers as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Yochia Flowers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Martin D. Carpenter as his Attorney-In-Fact, as the free act and deed of the within named Martin D. Carpenter.

Witness my hand and official seal at Nashville, Tennessee this 15th day of August 2006.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 24, 2009

Davidson County DEEDWARR
Recvd: 08/21/06 11:19 2 pgs
Fees:13.00 Taxes:1109.63

20060821-0102884

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 108, together with parking space #17 and the appurtenant interest in the common elements of City View Lofts Condominiums, a horizontal property regime established by Master Deed, recorded as Instrument No. 20020905-0107488, Register's Office for Davidson County, Tennessee as amended by First Amendment to Master Deed for City View Lofts Condominiums recorded as Instrument No. 20030826-0123605, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of City View Lofts recorded as Instrument No. 20020828-0104026, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Martin D. Carpenter, Unmarried by Warranty Deed dated December 17, 2004 from City View Lofts, LLC, a Tennessee limited liability company of record in Instrument No. 20050104-0001398, 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. Restrictive covenants contained in an instrument of record in Instrument No. 20010529-0055279, Instrument No. 20010529-0055280 and Instrument No. 20020905-0107487, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of City View Lofts Condominium Association, Inc. of record in Instrument No. 20041014-0124079, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed for City View Lofts Condominiums, of record in Instrument No. 20020905-0107488, Register's Office for Davidson County, Tennessee, and as amended by First Amendment to Master Deed for City View Lofts Condominiums recorded as Instrument No. 20030826-0123605, said Register's Office.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record in Instrument No. 20020828-0104026, Register's Office for Davidson County, Tennessee.
7. Approval of Development Plan recorded in Instrument No. 20030826-0123606, Register's Office for Davidson County, Tennessee.