PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 08/21/06 12:12 2 pgs
Fees:13.00 Taxes:851.00
20060821-0102904

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

W & I Ref:(_____) Title No: 48116
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert H. Tosh Audrey S. Tosh 4215 Harding Pike #906 Nashville, Tennessee 37205	Countrywide Home Loans 801 Crescent Centre Drive Suite 510 Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 103160B10100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$230,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David L. Condra, Executor under the Last Will and Testament of Norma L. Condra, and David L. Condra as aTrustee of the Testamentary Trusts established under the Last Will and Testament of Norma L. Condra**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert H. Tosh and spouse, Audrey S. Tosh** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 906 of Windsor Tower Condominiums a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, page 71 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Norma L. Condra, a single person by deed from Wilma Tribble Ward a single person, of record in Book 9017, page 220, said Register's Office. By Quitclaim Deed of record in Book 9904, page 435, said Register's Office subject property was conveyed to the Norma L. Condra Living Trust, dated March 3, 1993. By Quitclaim Deed of record in Book 11640, page 547, said Register's Office, subject property was conveyed to Norma L. Condra, individually. The said Norma L. Condra has since died. The Last Will and Testament of Norma L. Condra of record in Docket No. 05P1072, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division appointed David L. Condra, as Executor with full power and appointed David L. Condra as Trustee of the trusts established under said will.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 71, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5313, page 338, Book 8666, page 789, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: Unit 906 Windsor Towers, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of August, 2006.

David L. Condra, Executor

David L. Condra, Trustee

State of TENNESSEE

County of DAVIDSON

On this 18th day of August, 2006, before me the undersigned authority, personally appeared David L. Condra as Executor under the Last Will and Testament of Norma L. Condra to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

KRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

State of TENNESSEE

County of DAVIDSON

On this 18th day of August, 2006 , before me the undersigned authority, personally appeared David L. Condra as Trustee of the Testamentary Trusts established under the Last Will and Testament of Norma L. Condra, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

KRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Sworn and subscribed before me this the 18th day of August, 2006

My Commission Expires: _____

Notary Public

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010