THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC **40 Burton Hills Boulevard** **Suite 150** **Nashville, Tennessee 37215** **615.665.9766** **File #0608066** **Record and Return to:** **HARRIS TITLE & ESCROW, LLC** **40 Burton Hills Boulevard** **Suite 150** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $690,000.00. Affiant Subscribed and sworn to before me this 31st day of August, 2006. Notary Public My commission expires: JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 23, 2009

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Lynda W. Wagster 431 Prestwick Court Nashville, TN 37205	Lynda W. Wagster 431 Prestwick Court Nashville, TN 37205	MAP 104-14-H, PARCEL 38.0

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joyce M. Rice**, unmarried, (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to **Lynda W. Wagster**, married, (the "Grantee"), Grantee's successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Revised Final Plat of Whitworth, Phase 3, Section 2, of record in Book 7900, page 969, amended in Book 9582, page 838, and corrected by Surveyor's Certificate of Correction of record in Book 10270, page 34, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joyce M. Rice by deed from Marvin C. Kelly, Jr., unmarried, of record in Instrument 200312090176550, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2006, which have been prorated and assumed by Grantee.
2. All matters shown on the Plan of record in Book 7900, page 969, amended in Book 9582, page 838, and corrected by Surveyor's Certificate of Correction of record in Book 10270, page 34, Register's Office of Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of record in Book 8026, page 305, amended in Book 8282, page 45, Book 8830, page 249, and Book 9778, page 27, Register's Office of Davidson County, Tennessee.
4. By-Laws of record in Book 8026, page 335, amended in Instrument No. 200208120097386, Register's Office of Davidson County, Tennessee.
5. Dedication of common area of record in Book 9778, page 29, Register's Office of Davidson County, Tennessee.
6. Charter of record in Book 8090, page 691, amended in Book 8283, page 523, Register's Office of Davidson County, Tennessee.
7. Easement of record in Book 3467, page 194, Register's Office of Davidson County, Tennessee.
8. Easement of record in Book 3505, page 338, Register's Office of Davidson County, Tennessee.
9. Easement for water mains and appurtenances of record in Book 7868, page 959, Register's Office of Davidson County, Tennessee.
10. Deed of Easement of record in Book 9567, Page 691, Register's Office of Davidson County, Tennessee.
11. Designation and Agreement of Declarant of record in Book 9582, page 868, Register's Office of Davidson County, Tennessee.
12. Easement for sewer of record in Book 3467, page 204, Register's Office of Davidson County, Tennessee.
13. Easement Agreement for drainage of record in Book 9778, page 16, Register's Office of Davidson County, Tennessee.
14. Deeds of Conveyance of sanitary sewers and water mains of record in Book 10461, page 775, 779 and 784, Register's Office of Davidson County, Tennessee.
15. PUD Boundary Plat of record in Book 6900, pages 840 and 841, Register's Office of Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/01/06 14:34 2 pgs
Fees:13.00 Taxes:2553.00
20060901-0108526

This is improved property known as: 431 Prestwick Ct., Nashville, TN 37205

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantee and Grantee's successors, heirs and assigns, forever. **GRANTOR COVENANTS** that she is lawfully seized of said land in fee simple, has a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTOR FURTHER COVENANTS** and binds herself and his or her successors, heirs, and assigns to warrant and forever defend the title to said land to Grantee and Grantee's successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 31st day of August, 2006.

Joyce M. Rice

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Joyce M. Rice, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 31st day of August, 2006.

Notary Public

My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 200