Davidson County DEEDWARR
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Fees:13.00 Taxes:934.25
20060925-0118265

FILE NO: 2006107

This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville TN 37201

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Cullman Properties, LLC	(NAME) Same as new owner	Map/Parcel 103-14A-H-70
(STREET ADDRESS) Ste E-100 One Vantage Way	(STREET ADDRESS)	
(CITY) Nashville (STATE) Tn. (ZIP) 37228	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **SUNTRUST BANK, a Georgia corporation, formerly THIRD NATIONAL BANK in Nashville, Trustee, under Agreement established by William H. Weymss Jr., dated November 27, 1972,** has this day bargained and sold, and does hereby transfer and convey unto the said, **CULLMAN PROPERTIES, LLC, a Tennessee limited liability company,** Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. H-70, in a Horizontal Property Regime located on the plat of The Hillwood, of record in Book 5200, page 43, revised in Book 6250, page 503, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete legal description. Together with an undivided percentage interest in the common elements as provided in the Master Deed & Bylaws for The Hillwood recorded in Book 5280, page 464, Register's Office, Davidson County, Tennessee, as amended.

Being the same property conveyed to Third National Bank in Nashville, Trustee, under Agreement established by William H. Wemyss Jr., dated November 27, 1972, by deed of record in Book 5299, page 214, Register's Office, Davidson County, Tennessee. Third National Bank is now known as SunTrust Bank.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $252,500.00

Subscribed and sworn to before me this the 22nd day of September, 2006.

My commission expires: _____

Affiant

Notary Public

KAY B. HOUSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 27, 2008

This is improved property known as 4500 Post Road, H-70, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 22nd day of September, 2006.

SUNTRUST BANK, a Georgia corporation, formerly THIRD NATIONAL BANK in Nashville, Trustee, under Agreement established by William H. Weymss Jr., dated November 27, 1972

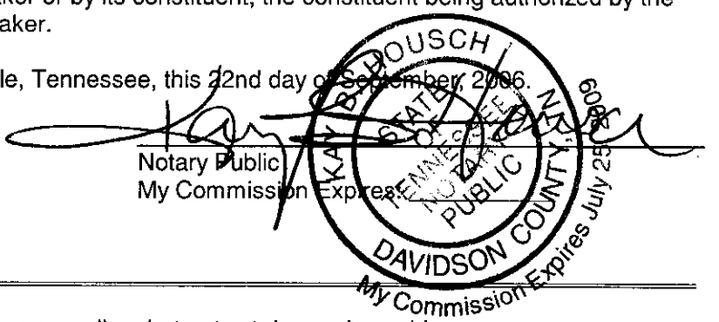
By: Karen B. Sadler
Its: Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, Karen B. Sadler, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes

therein contained, and who further acknowledged that he/she is the Vice president of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of September, 2006.



Notary Public
My Commission Expires:

ENCUMBRANCES:

1. 2006 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matter shown on Plan of record in Plat Book 5200, page 43, revised in Plat Book 6250,page 503, Register's Office, Davidson County, Tennessee.
3. The premises herein insured 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 Bylaws for the administration thereof; to the easements, rights, and interest in favor of 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 The Hillwood, of record in Book 5280, page 464; amended in Book 5281, page 357; amended in Book 6553, page 108; corrected in Book 6612, page 155; amended in Book 7702, page 606; and amended in Book 7822, page 263, Register's Office, Davidson County, Tennessee, and Bylaws of record in Book 5280, page 509.
4. Subject to the Charter for The Hillwood Homeowners Association of record in Book 5286, page 122, Register's Office, Davidson County, Tennessee.