FILE BOX 45 - 5

WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2006

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ricky Dwight King	New Owner	Map 090
7149 Bay Cove Trails		Group 11-0-A
Nashville, TN 37221		Parcel 150.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Kenneth L. Regen, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Ricky Dwight King, married

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. P-150 of Rock Harbor Condominium Apartments, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of Rock Harbor Condominiums of record in Book 6153, Page 421, and Restated Master Deed, Developer's Report, and Engineer's Letter of record in Book 6162, Page 251, and further amended in Book 7369, Page 206, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6153, Page 448, and as amended in Book 6996, Page 661, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Rock Harbor Condominium Apartments, of record as set out on Exhibit C1 thru C4 of the Master Deed (Pages 463 thru 466) in Book 6153, Page 421, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Kenneth L. Regen by deed from Garnetta D. Hays, of record in Instrument 20031223-0182770, dated December 23, 2003, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6153, Page 421; Book 6162, Page 251; Book 7369, Page 206; Book 6153, Page 448; and Book 6896, Page 661, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6153, Page 421; and (3) Water Main Easement of record in Book 4664, Page 21 and Flowage Easement to USA of record in Book 2147, Page 42 and Book 4196, Page 206, said Register's Office.

Power of Attorney of record in Instrument 20060929-0120906, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 515 Basswood Avenue #150, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 09/29/06 14:45 2 pgs
Fees:13.00 Taxes:129.50
20060929-0120907

Witness my hand this 27th day of September, 2006.

Kenneth L. Regen

by

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Douglas William Regen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Kenneth L. Regen as his Attorney in Fact as the free act and deed of the within named Kenneth L. Regen.
Witness my hand and official seal at Nashville, Tennessee the 27th day of September, 2006.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.