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MAP 128-12-0A; PARCEL 00700CO

This Instrument Was Prepared By:

YOST ROBERTSON NOWAK PLLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 790-9678

Send Tax Bills To:
SAME AS NEW OWNER

Davidson County DEEDWARR
Recvd: 10/03/06 13:57 3 pgs
Fees:18.00 Taxes:1013.80
20061003-0122562

New Owner:

WILLIAM W. GREGORY, JR.
7221 Highway 70 S, Unit 410
Nashville, TN 37221

Mortgagee:

SunTrust Mortgage, Inc.
201 Fourth Avenue, 7th Floor
Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GRANTORS, NATHAN L. FRISBIE and MICHELLE C. FRISBIE, husband and wife, have bargained and sold and by these presents do transfer and convey unto WILLIAM W. GREGORY, JR., Grantee, his heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

LAND in Davidson County, Tennessee being Unit No. 7, Building No. 2, on the Plan of Section 1, Phase 1A, EAGLE RIDGE AT THE RESERVE Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, Register's Office for Davidson County, Tennessee, 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 Plat of Eagle Ridge At The Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Nathan L. Frisbie and Michelle C. Frisbie, husband and wife, by Warranty Deed of Eagle Ridge At The Reserve, LLC, a Tennessee Limited Liability Company, of record at Instrument No. 20041102-0131167, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND GRANTORS DO COVENANT with the said Grantee that they are lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: 1) Subject to matters shown on the PUD Boundary Plat of Robertson Highlands of record in Book 7900, page 896, 897 and 898, Register's Office of Davidson County, Tennessee. 2) Subject to matters shown on the Fourth Revision of Subdivision of Phase 1 Nashville Highlands of record at Instrument No. 20041019-0125465, Register's Office of Davidson County, Tennessee. 3) Subject to matters shown on the plan of Section 1, Phase 1A, Eagle Ridge At The Reserve as set forth on Exhibit A to the Master Deed of Eagle Ridge At The Reserve of record at Instrument No. 20011011-0110875, Register's Office of Davidson County, Tennessee. 4) The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same set out in Section 66-27-101 et seq. of the

Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the Administration thereof; also subject to 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of EAGLE RIDGE AT THE RESERVE, of record at Instrument No. 20011011-0110875, Register's Office for Davidson County, Tennessee. Liens for any unpaid assessments and/or special assessments. Rights of others in and to the common elements. 5) Charter of Eagle Ridge At The Reserve Homeowners' Association, Inc. of record at Instrument No. 20010112-0003836, Register's Office of Davidson County, Tennessee; as amended at Instrument No. 20010112-0003839, said Register's Office. 6) Stormwater Detention Agreement of record at Instrument No. 20001103-0109348, Register's Office of Davidson County, Tennessee. 7) 2006 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantor when due and payable.

AND GRANTORS DO FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands on this the 27 day of September, 2006.

NATHAN L. FRISBIE

MICHELLE C. FRISBIE

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said County, NATHAN L. FRISBIE and MICHELLE C. FRISBIE, husband and wife, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of ~~August~~ Sept., 2006.

NOTARY PUBLIC

My Commission Expires: 3-28-2010

GAIL P. LUTTRELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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STATE OF Tennessee
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Two Hundred Seventy Four Thousand and no/100 Dollars ($274,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 27th day of September, 2006.

NOTARY PUBLIC

My Commission Expires: 3-28-2010

GAIL P. LUTTRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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