PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 10/05/06 13:01 2 pgs
Fees:13.00 Taxes:651.20
20061005-0123899

W & I Ref:(_____) Title No: 48251
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Walter Robert Selph Frances L. Selph 232 Myhr Green Nashville, Tennessee 37221	same

TAX MAP-PARCEL NUMBERS: 142070CO4200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$176,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Georgia B. Johnstone, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Walter Robert Selph and spouse, Frances L. Selph** 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. 42 of Ashley Green a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6900, page 24 and as Exhibit "C" to the Master Deed of record in Book 7184, page 44 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 Robert M. Johnstone and wife Georgia B. Johnstone by deed from Rochford Realty and Construction Co., Inc., a Tennessee corporation of record in Book 8150, page 721 Register's Office for said County. The said Robert M. Johnstone has since died.

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 6900, Page 24 and further shown as Exhibit "C" to the Master Deed in Book 7184, page 44, 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 7184, page 44, corrected in Book 7467, page 279 amended in Book 7482 page 312, 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: 232 Myhr Green, Nashville, Tennessee 37221

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 4th day of October, 2006.

Georgia B. Johnstone

Georgia B. Johnstone

State of TENNESSEE

County of DAVIDSON

On this 4th day of October, 2006 , before me the undersigned authority, personally appeared Georgia B. Johnstone , 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:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

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 $176,000.00

Affiant

Sworn and subscribed before me this the 4th day of October, 2006

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public