THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25881-09-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $860,000.00. Affiant Subscribed and sworn to before me this 6th day of October, 2006. Notary Public My Commission Expires: 11/25/2007

DONALD B. KNIFFEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2009

WARRANTY DEED

Address New Owner: Marshal Parker 107 West End Close Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map & Parcel No.19-104.09-0N-013.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Bacon Group, Inc., a Tennessee corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marshal Parker, unmarried** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 107 West End Close, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of October, 2006.

The Bacon Group, Inc., a Tennessee corporation

By:_____

Richard Bacon, President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Richard Bacon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of The Bacon Group, Inc. the within named bargainor, a corporation, and that he as such authorized officer has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such aforesaid authorized officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 6th day of October, 2006.

_____
Notary Public

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 10/16/06 15:34 2 pgs
Fees:13.00 Taxes:3182.00

20061016-0128422

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 107, formerly Unit No. 13, together with the appurtenant interest in the common elements of West End Close, a horizontal property regime established by Master Deed, of record in Instrument No. 20030701-0090321, amended in Instrument No. 20030724-0103538 and Instrument No. 20031202-0173105 corrected and amended in Instrument No. 20041005-0120026, re-recorded in Instrument No. 20041203-0144407, further amended as Instrument No. 20050318-0029873, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed.

Being the same property conveyed to The Bacon Group, Inc. a Tennessee Corporation by Quitclaim Deed dated October 6, 2006 from U. Grant Browning and Richard Bacon, who are all of the members of Browning-Bacon, Properties, LLC, of record as Instrument No. 20061016 0128421, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been paid by the Grantor and prorated by the parties.
2. Charter of Incorporation of West End Close Condominiums Homeowners' Association Inc. of record in Instrument No. 20030305-0029208, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for West End Close, of record in Instrument No. 20030701-0090321, amended in Instrument No. 20030724-0103538 and Instrument No. 20031202-0173105 corrected and amended in Instrument No. 20041005-0120026, re-recorded in Instrument No. 20041203-0144407, further amended as Instrument No. 20050318-0029873, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 161, page 151, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Instrument No. 20030311-0031977, Register's Office for Davidson County, Tennessee.