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Realty T/R Box 48-A

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Davidson County DEEDWARR Recvd: 10/31/06 09:58 2 pgs Fees:13.00 Taxes:1054.50 20061031-0134798	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $285,000.00. Affiant Subscribed and sworn to before me, this 16th day of October, 2006. Notary Public My Commission Expires: 6/8/2010 JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows:
Tyann S. Chappell
239 Westchase Drive
Nashville, TN 37205

Send Tax Bills To:
SAME

Map-Parcel Number:
116 03 0F 03900 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GINGER HOLLOWAY WARMATH AND HUSBAND, JOHN RICHARDSON WARMATH**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **TYANN S. CHAPPELL**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 239 on the Plan of Westchase Condominiums, Phase 2, of record in Plat Book 6250, page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof. amending Book 5200, Page 247,

Being the same property conveyed to Ginger Holloway Warmath and husband, John Richardson Warmath by deed from Julia Ann Hawkins, unmarried, of record as Instrument No. 20040803-0092978, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 6250, page 43, Register's Office for Davidson County, Tennessee.

2. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections

66-27-101 et seq. of the Tennessee Code Annotated, as amended, 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 ByLaws establishing a Horizontal Property Regime of Westchase Condominiums, of record in Book 6097, page 266, as amended in Book 6112, page 677; Book 6341, page 380 and in Book 6866, page 362, Register's Office for said County.

3. Rights of others in and to the common elements.

4. Subject to any liens for unpaid assessments and/or special assessments.

This is improved property known as 239 Westchase Drive, Nashville, TN 37205.

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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 17th day of October, 2006.

Ginger Holloway Warmath

John Richardson Warmath

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ginger Holloway Warmath, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of October, 2006.

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

My Commission Expires JULY 21, 2007

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Richardson Warmath, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of October, 2006.

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

JULY 21, 2007