Davidson County DEEDWARR
Recvd: 11/03/06 13:27 2 pgs
Fees:13.00 Taxes:462.50

20061103-0137019

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Martha C. Tate	New Owner	Map 143-3-B
6934 Highland Park Drive		Parcel 49.00CO
Nashville, TN 37205		12786 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Richard Sommers, a single person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Martha C. Tate, a single person (The "Grantee"), her heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A part of Harpeth Glen Condominium tract as shown per plat made Exhibit One hereto of record in Plat Book 4675, page 64, of the Register's Office of Davidson County, Tennessee, the part hereby conveyed being:

Unit No. 6934 on the said section plat together with the accompanying carport as shown thereon, a family unit typo No. J-3, as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to Harpeth attached and exhibited, recorded in Book 4546, page 658, Register's Office for Davidson County, Tennessee, as amended in Book 4630, page 504, Register's Office for Davidson County, Tennessee, and in Book 4775, page 384, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard Sommers by Quitclaim Deed of record in Instrument Number 20060915-0114722, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years.
2. Plan of record in Book 4675, page 64, said Register's Office.
3. By-Laws of record in Book 4546, page 670, Book 5583, page 756, Book 5720, page 447, Book 7538, page 346, Book 8017, page 310, Book 9797, page 493, Instrument Number 20010123-0006812, said Register's Office.
4. Master Deed of record in Book 4546, page 658, Book 4630, page 504, Book 4775, page 384, Book 4872, page 973, said Register's Office.

This is improved property commonly known as 6934 Highland Park Drive, Nashville, Tennessee 37205.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $125,000.00.

Martha C. Tate
Affiant

Subscribed and sworn to before me this 31st **day of October, 2006.**

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: September 19, 2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, their her and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31st day of October, 2006.

Richard Sommers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Richard Sommers with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of October, 2006.

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES: September 19, 2009