Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $435,000.00

Affiant

Subscribed and sworn to before me, this 20 day of November 2006.

Notary Public
My commission expires: 4/21/07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Davidson County DEEDWARR
Recvd: 11/21/06 14:14 2 pgs
Fees:13.00 Taxes:1609.50
20061121-0144671

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Dana B. Long-Innes 2799 22nd Ave South Nashville TN 37215	Owner	117-02-F-002.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Robb Royer and wife, Madeleine M. Royer, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Dana B. Long-Innes, an unmarried person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 2799, Sharondale Condominiums as shown in Master Deed of record in Instrument No. 20010307-0021790, as amended in Instrument No. 20020318-0033469, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robb Royer and wife, Madeleine M. Royer, by deed from Cameron A. Shearer and Lisa J. Shearer, husband and wife, in Instrument No. 20060809-0097617, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2007 taxes a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, by-laws, reservation, easements lines for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20010307-0021790, as amended in Instrument No. 20020318-0033469 the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements 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 building thereon; and also including without limitations all conditions, thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Sharondale Condominiums. 3) Any Easements and restriction showing and not showing of record.

This property is improved property known as 2799 22nd Ave South, Nashville, Tennessee 37215

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 20th day of November, 2006.

Robb Royer

Madeleine M. Royer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robb Royer and Madeleine M. Royer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 20th day of November, 2006.

Notary Public

My Commission expires: 4/2/07

FILE NO: WG1539

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY