THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26087-11-2006** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $539,000.00. Affiant Subscribed and sworn to before me this 27th day of November, 2006. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Lynn S. Ellsworth 5042 Thoroughbred Lane, Suite 200 Brentwood, TN 37027	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.104.02-W Parcel No. 705.00 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, **Roger G. Grooms, Jr., Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lynn S. Ellsworth, Married** ("Grantee"), its 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 117 30th Avenue North, Unit 705, Nashville, TN 37203

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 27th day of November, 2006.

Roger G. Grooms, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Roger G. Grooms, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of November, 2006.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 11/30/06 13:33 2 pgs
Fees:13.00 Taxes:1994.30
20061130-0147920

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 705 together with Parking Space No. 47B, together with the appurtenant interest in the common elements of West End Lofts II Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20030701-0091161, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Roger G. Grooms, Jr. by Warranty Deed dated March 17, 2005 from West End Lofts, II., LLC, a Tennessee limited liability company of record in Instrument No. 20050322-0031246 and re-recorded in Instrument No. 20050518-0055883, 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 Lofts II Condominium Association, Inc. of record in Instrument No. 20041215-014945, 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 Lofts II Condominiums, of record in Instrument No. 20030701-0091161 and amended in Instrument No. 20050106-0002529, 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 121, Register's Office for Davidson County, Tennessee.