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Davidson County DEEDWARR
Recvd: 12/01/06 15:47 2 pg:
Fees:13.00 Taxes:2220.00

20061201-0148777

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	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $600,000.00. Margaret Naylor **Affiant** Subscribed and sworn to before me this 30th day of November, 2006. Notary Public My Commission Expires:

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

My Commission Expires JULY 21, 2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Pete and Anna Fong 3924 Vailwood Drive Nashville, TN 37238	Pete and Anna Fong 3924 Vailwood Drive Nashville, TN 37238	117 130E 003.00CO

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERICH LUSSNIG**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **PETE P. FONG AND WIFE, ANNA FONG**, hereinafter called the Grantees, 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 C in Vailwood Commons Townhomes, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Vailwood Commons Townhomes a Horizontal Property Regime with Private Elements, of record in Instrument No. 20041230-0154868, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easement, restrictive covenants,

conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Vailwood Commons Townhomes, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plan filed as Exhibit "B" to said Declaration appearing in Instrument No. 20041230-0154868, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Erich Lussnig, unmarried, by deed from Mustangs Partners, L.L.P., a Tennessee limited liability partnership, of record as Instrument No. 20050328-0032839, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Metro or special taxes and assessments required to be paid in the year 2006, a lien, due and payable, but not yet delinquent; and subsequent years, a lien not yet due and payable.
2. All matters as shown on the Plan of record in Book 1130, page 82, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Vailwood Commons Townhomes A Horizontal Property Regime with Private Elements, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20041230-0154868, Register's Office for Davidson County.
4. Subject to any liens for unpaid assessments and/or special assessments.
5. Rights of others in and to the common elements.

This is improved property known as 3924 Vailwood Drive, 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 Grantees, their heirs and assigns, forever; and we do further covenant and bind ourselves, our heirs and assigns, to specially warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 27 day of November 2006.

Erich Lussnig

STATE OF ~~Illinois~~ EP) ~~Tennessee~~ ILLINOIS
COUNTY OF ~~Cook~~ EP) ~~Davidson~~ COOK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Erich Lussnig, 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 27 day of November, 2006.

Notary Public

My Commission Expires: Aug 24th 2010

OFFICIAL SEAL
MARK B THORNTON
Notary Public - State of Illinois
My Commission Expires Aug 24, 2010