BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $267,000.00

Affiant

Subscribed and sworn to before me
This 30 day of Nov. 2006

Notary ekp:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

Address of new owners:	Send tax bills to:	Map & Parcel:
Bruce Androphy 950 Ireland St Nashville Tn 37208	EverBank Mortgage P. O. Box 2139 Jacksonville, FL 32232	82-13B-28.00

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I **Jason R. Whann, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Bruce Androphy, unmarried** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, BEING UNIT NO. 28 OF IRELAND 28 CONDOMINIUMS, ALSO KNOWN AS IRELAND STREET 28, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN INSTRUMENT NO. 200404160043331 AND AMENDED IN INSTRUMENT NO. 200404290048695, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JASON R. WHANN, UNMARRIED BY WARRANTY DEED FROM AFFORDABLE HOUSING RESOURCES, INC., RECORDED ON THE 25TH DAY OF MAY, 2004 IN INSTRUMENT NO. 20040525-0061133, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

The 2006 County and/or City property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of IRELAND 28 CONDOMINIUMS, ALSO KNOWN AS IRELAND STREET 28, as recorded in Instrument No. 20040405-0037953

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9183, Page 130, Book 11625, Page 280 and Instrument No. 20020425-0051069

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing IRELAND 28 CONDOMINIUMS, ALSO KNOWN AS IRELAND STREET 28 Condominium of record inInstrument No. 20040416-0043331 , as amended by instrument(s) of record in Instrument No. 20040429-0048695; also subject to easements, rights and interests 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.

x The property is improved with an address of: 950 Ireland St Nashville Tn 37208

OR The property is unimproved.

Davidson County DEEDWARR
Recvd: 12/11/06 09:16 2 pgs
Fees:13.00 Taxes:987.90

20061211-0152296

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, his heirs and assigns forever; and we do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness my hand this 30 day of November, 2006.

Jason R. Whann

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason R. Whann, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposed therein contained.

Witness my hand and official seal this 30 day of November, 2006

Notary Public

Commission expires: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007