Mail:

Southern Title Service
124 First Avenue South
Suite 102
Franklin, TN 37064

WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON
Davidson County DEEDWARR Recvd: 12/11/06 11:21 2 pgs Fees:13.00 Taxes:577.20 20061211-0152518	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $156,000.00. Affiant Subscribed and sworn to me on November 29, 2006. NOTARY PUBLIC Comm. Exp. 12/27/09

H. ANTHONY WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22115SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jennifer Spriggs 3901 Whitland Avenue, Unit 29 Nashville, TN 37205	New owner	103-16-E-29.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Austin G. Fox, an unmarried person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto Jennifer Spriggs, hereinafter called **"GRANTEE,"** her 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 Lot No. Unit 29, on the Plan of Whitland Place Condominiums, as of record in Book 5200, page 597, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Austin G. Fox, an unmarried man, by deed from Barbara S. Hardin, unmarried, of record as Instrument No. 20040310-0027766, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. The Plan of record in Book 5200, page 597, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, Certain Notes, Easements and Setback lines; and
3. Declaration of Covenants, Conditions and Restrictions for Whitland Place Condominiums Homeowners Association of record in Book 6350, page 824, Register's Office for Davidson County, Tennessee; and
4. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Whitland Place Condominiums of

record in Book 6131, page 722, and By-Laws of record in Book 6131, page 753, as Amended by Appointment of Successor Trustee of record in Book 9651, page 322, Register's Office for Davidson County, Tennessee; and

5. Charter of The Whitland Place Homeowners Association, Inc. of record in Book 6109, page 993, Register's Office for Davidson County, Tennessee; and
6. Sanitary Sewer Easement, of record in Book 3463, page 278, Register's Office for Davidson County, Tennessee; and
7. Subject to the rights of others in and to the common areas/elements; and
8. The lien for any unpaid and/or special assessments levied pursuant to the terms of the Declaration of Covenants, Conditions and Restrictions set forth; and
9. The survey of the premises made by A & A Engineers, Inc., dated September 1982, shows an electrical line extending across southwesterly corner; a telephone line extending across southeasterly portion and also running along a portion of the southwesterly boundary line; a transformer near the southeasterly line, and a transformer near the southwest corner, serving adjacent properties.

This property is also known as improved property located at 3901 Whitland Avenue, Unit 29, Nashville, TN 37205.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they 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; and GRANTOR does further covenant and bind himself, his heirs and assigns, 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on November 29, 2006.

11/29/06

Austin G. Fox

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 29, 2006, before me personally appeared Austin G. Fox, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on November 29, 2006.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
January 24, 2009
STATE OF TENNESSEE