THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** Return to: Rudy Title & Escrow 2012 21st Ave. South Nashville, TN 37212	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $247,000.00. Affiant Subscribed and sworn to before me this 21st day of December, 2006. Notary Public My Commission Expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Alan J. Winfree, Jennifer M. Winfree 4214 Hillsboro Pike Nashville, TN 37215	**Send Tax Bills To:** New Owners	**Tax Information:** Map & Parcel No.131-02-0-H-012.00CO

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, **Katherine A. Wolfe**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alan J. Winfree and wife, Jennifer M. Winfree** ("Grantee"), their 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 4214 Hillsboro Pike, Nashville, TN 37215

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 21st day of December, 2006.

Katherine A. Wolfe by J. Michael Morgan AIF
Katherine A. Wolfe
By J. Michael Morgan, as her Attorney in Fact

Davidson County DEEDWARR
Recvd: 12/27/06 12:41 2 pgs
Fees:13.00 Taxes:913.90
20061227-0159257

STATE OF Tennessee, COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared J. Michael Morgan whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Katherine A. Wolfe as her Attorney-In-Fact, and as the free act and deed of the within named of Katherine A. Wolfe .

Witness my hand and official seal, at office in Nashville, Tennessee, this 21st day of December, 2006.

DONALD E. KNIFFEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires NOV. 22, 2010

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 4214, together with parking space 14, together with the appurtenant interest in the common elements of Hillsboro Quarters Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20040421-0045569, amended in Instrument No. 20040511-0054050, Instrument No. 20050110-0003192 and Instrument No. 20050425-0045365, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the aforementioned Master Deed.

Being the same property conveyed to Katherine A. Wolfe, unmarried by deed dated 01/14/2005 from Michelle L. Reeder, unmarried of record in Instrument No. 20050121-0008101, 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 Hillsboro Quarters Condominiums Owners Association, Inc. of record in Instrument No. 20040330-0035515, 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 Hillsboro Quarters Condominiums, of record in Instrument No. 20040421-0045569, amended in Instrument No. 20040511-0054050; Instrument No. 20050110-0003192 and Instrument No. 20050425-0045365, 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. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4041, page 9, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 547, pages 85 & 86, Register's Office for Davidson County, Tennessee.
7. Easement for sanitary sewers and or storm drainage water main pumps and appurtenances of record in Instrument No. 20040526-0061600, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Instrument No. 20030530-0073121, Register's Office for Davidson County, Tennessee.