10:09

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26097-11-2006** **Record & Return To:** **Realty Title** **383 Johnny Cash Pkwy, Suite 140** **Hendersonville, TN 37075**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me this 8th day of December, 2006. Notary Public My Commission Expires:

APRIL N. PROVO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

WARRANTY DEED

Address New Owner: Lisa A. Eastman 2025 Woodmont Blvd. Unit 327 Nashville, TN 37215	**Send Tax Bills To:** 1st Trust Bank for Savings P.O. Box 17257 Memphis, TN 38187-0257	**Tax Information:** Map No.117.11-0J Parcel No. 327.00-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, **Markham H. Gjovig and wife, Lauren G. Gjovig,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lisa A. Eastman, Unmarried** ("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 2025 Woodmont Blvd. Unit 327, 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 8th day of December, 2006.

Markham H. Gjovig by George E. Mudter, Jr. as Attorney-In-Fact

Lauren G. Gjovig by George E. Mudter, Jr. as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, George E. Mudter, 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 on behalf of Markham H. Gjovig and Lauren G. Gjovig as their Attorney-In-Fact, as the free act and deed of the within named Markham H. Gjovig and Lauren G. Gjovig.

Witness my hand, at office, this 8th day of December, 2006.

Notary Public

My Commission Expires:

APRIL N. PROVO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

Davidson County DEEDWARR
Recvd: 01/12/07 07:33 2 pgs
Fees:13.00 Taxes:925.00
20070112-0004950

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 327, together with Garage Unit No. D-3, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Markham H. Gjovig and wife, Lauren G. Gjovig by Warranty Deed dated July 30, 2004 from The Garden Partners, a Tennessee general partnership of record in Instrument No. 20040806-0095318, Register's Office for Davidson County, Tennessee. Deed of Correction of record in Instrument No. 20050216-0017799

This conveyance is made subject to:

1. 2006 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. 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 The Hillmont Condominiums, of record in Instrument No. 20040209-0015685, re-recorded as Instrument No. 20040212-0017074, amended as Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Right of Entry Agreement recorded in Book 9921, page 620, Register's Office for Davidson County, Tennessee.