(1)

THIS INSTRUMENT WAS PREPARED BY:

H. Anthony Duncan
Attorney at Law
121 First Avenue South, Suite 200
Franklin, TN 37064

RETURN TO:

STATE OF TENNESSEE)
COUNTY OF Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 12th day of January, 2007.

Notary Public
My Commission Expires: July 20, 2008

Davidson County DEEDWARR
Recvd: 01/17/07 13:43 2 pgs
Fees:13.00 Taxes:536.13
20070117-0006892

CAROL L. McARTHUR NOTARY PUBLIC WILLIAMSON COUNTY, TN

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
David Nathaniel Page
634 2nd Avenue South
Nashville, Tennessee 37210

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
093-11-0-C 025.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATHEW R. ZENNER and wife, LISA COLLINS ZENNER,** hereinafter referred to as Grantors, hereby transfers and conveys to **DAVID NATHANIEL PAGE, unmarried**, hereinafter referred to as Grantee, his 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, Tennessee, being Unit No. 25 on the Plan of Rutledge House Condominiums, of record in Book 6200, Page 18, amended in Book 11700, Page 26, said Register's Office, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Mathew R. Zenner, a single person, by Warranty Deed from Ronald N. Hoogenakker and wife, Margaret N. Hoogenakker, of record as Instrument No. 20011226-0141665, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the plan of record in Plat Book 6200, Page 18, as amended in Book 11700, Page 26; By Laws of record in Book 11687, Page 805; The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as 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 building thereon; and also, including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Rutledge House Condominiums of record in Book 11687, Page 739; Charter of record in Book 11687, Page 802 and Book 11687, Page 735; Sanitary Sewer Easement of record in Book 6807, Page 851 and Book 6974, Page 969; all matter of record in Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee.

This is improved property known as: **634 2nd Avenue South, Nashville, Tennessee 37210.**

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 I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 my hand this 12 day of January, 2007.

MATHEW R. ZENNER

LISA COLLINS ZENNER*

***Lisa Collins Zenner joins in the execution of this instrument to grant or convey any interest she has in this real property by virtue of her marriage to Mathew R. Zenner.**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **MATHEW R. ZENNER**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 12 day of January, 2007.

Notary Public

My Commission Expires: 12/22/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **LISA COLLINS ZENNER**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 12 day of January, 2007.

Notary Public

My Commission Expires: 12/22/07