39-B

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $217,000.00.

X ma J

Affiant

Subscribed and sworn to me on February 2, 2007.

NOTARY PUBLIC

My Commission Expires: 5-25-07

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 02/05/07 13:29 2 pgs
Fees:13.00 Taxes:802.90

20070205-0014855

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
M. A. Friedland 4500 Post Road, # D-46 Nashville, TN 37205	Bank of America, N.A. 9000 Southside Blvd. Jacksonville, FL 32256	103-14-A-46CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Nicholas S. Akins and wife, Carolyn D. Akins, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto M. A. Friedland, an unmarried man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. D-46 on the Plan of the Hillwood Revised of record in Book 5200, Page 43, as revised in Book 6250, Page 503, 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 Nicholas S. Akins and wife, Carolyn D. Akins, from Helen L. Harper, by Warranty Deed dated May 15, 2006, recorded May 17, 2006, of record in Instrument No. 20060517-0057802, Register's Office for Davidson County, Tennessee.

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

1. 2007 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Durable Power of Attorney to Purchase and Sell Real Property from Carolyn D. Akins to Nicholas S. Akins of record as Instrument No. 20060517-0057801, Register's Office for Davidson County, Tennessee; and
3. All matters shown on the plan of record in Book 5200, Page 43, revised in Book 6250, Page 503, said Register's Office; and
4. By-Laws of record in Book 5280, Page 509, said Register's Office; and
5. The premises herein insured 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 the easements, rights and interest 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 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 The Hillwood of record in Book 5280, Page 464, amended in Book 5281, Page 357, Book 6553, Page108, Book 6612, Page 155, Book 7002, Page 606, and Book 7822, Page 263, said Register's Office; and
6. Charter of record in Book 5286, Page 122, said Register's Office; and
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 4500 Post Road, # D-46, 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, his successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 February 2, 2007.

Nicholas S. Akins

Carolyn D. Akins

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On February 2, 2007, before me personally appeared Nicholas S. Akins and wife, Carolyn D. Akins 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 February 2, 2007.

NOTARY PUBLIC

My Commission Expires: 1/3/11

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE