This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
5110 Maryland Way, Ste. 320
Brentwood, TN 37027

RECORD AND RETURN TO:
FORSYTHE TITLE AND ESCROW
103 CONTINENTAL PLACE
SUITE 305
BRENTWOOD, TN. 37027

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid. and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert Preston Bramlett and wife, Ashley Nicole Bramlett** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Patrick A. Diener and wife, Christine A. Brinkerhoff** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 211 on the Plan of Burton Hills Village of Boxmere, Phase 1, a condominium, a horizontal property regime, as established by Exhibit "B" to the Master Deed of record in Book 6666, page 749, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert Preston Bramlett and wife, Ashley Nicole Bramlett, by Warranty Deed from Matthew Michael Swallows dated 07/15/02, and recorded 07/16/02 in Instrument No. 20020716-0085414, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 31st day of January, 2007.

Davidson County DEEDWARR
Recvd: 02/07/07 11:10 2 pgs
Fees:13.00 Taxes:869.50
20070207-0016016

Robert Preston Bramlett
Robert Preston Bramlett

Ashley Nicole Bramlett
Ashley Nicole Bramlett

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Robert Preston Bramlett and Ashley Nicole Bramlett**, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 31st day of January, 2007

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$235,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Emily Beaco
Affiant

Sworn to and subscribed before me this 31st day of January, 2007.

Shelby V. Street
Notary Public

My Commission Expires: 11-13-07

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Map and Parcel: 131-06-0-E-211.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:

Patrick & Christine Diener
211 Boxmere Place
Nashville, Tn. 37215