THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26243-01-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $540,000.00. Affiant Subscribed and sworn to before me this 20th day of February, 2007. Notary Public My Commission Expires: GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Lynne S. and John B. Waterman 10 Westgate Road Mobile, AL 36608	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.104-09-0 Parcel No. J-203.00 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, **Roy W. Novak, Unmarried and Brian D. Whitworth, Unmarried,*** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Peggy Lynne Stanard Waterman as Trustee of the Mary Elizabeth Spottswood Trust created under the Last Will and Testament of Mary Elizabeth Dunnaway Spottswood,** as to an undivided seventy-five percent (75%) interest and **Lynne Stanard Waterman,** as to an undivided twenty-five percent (25%) interest, ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto. *joint tenants with right of survivorship

This is improved property located at 3737 West End Avenue #203, Nashville, TN 37205

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 20th day of February, 2007.

Roy W. Novak

Brian D. Whitworth

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Roy W. Novak and Brian D. Whitworth**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of February, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 02/23/07 15:00 2 pgs
Fees:13.00 Taxes:1998.00

20070223-0022931

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 203, together with allocated parking space No. 15 and reserved space No. S-14, together with the appurtenant interest in the common elements of The Westbury Condominiums, a horizontal property regime established by Master Deed, of record in Book 6819, page 210 and amended in Book 6886, page 662 and Book 6958, page 220 and Instrument No. 20000606-0055942, 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 Roy W. Novak and Brian D. Whitworth as joint tenants with rights of survivorship by Warranty Deed dated November 17, 2005 from Glenna Baker Gershowitz Revocable Living Trust of record in Instrument No. 20051118-0139612, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of The Westbury Condominium Association of record in Book 6819, page 862 and amended in Book 7970, page 553, 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 The Westbury Condominiums, of record in Book 6819, page 210, and amended in Book 6886, page 662 and Book 6958, page 220 and Instrument No. 20000606-0055942, 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.