THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 163,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2007. Notary Public MY COMMISSION EXPIRES: May 24, 2008 (AFFIX SEAL)

PREPARED BY: BOX 50-B
BANKERS TITLE & ESCROW CORP.
RETURN TO:
[illegible] 3RD AVE.
[illegible] TN 37203

PRISCILLA C. URBANSKI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley R. Meiggs	American Brokers Conduit	MAP 109-5D
1610 Lincoya Bay Drive	538 Brookhollow Rd	PARCEL 67.00C0
Nashville, TN 37214	Melville NY 11747	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Eulando D. Henton, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashley R. Meiggs, unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 1610 on the Plan of The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated and as established by Declaration of Covenants, Conditions and Restrictions for The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements of record in Instrument 200406280076712, and Supplementary Declarations in Instrument 200410280129585, and in Instrument 200509230114373, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Cottages at Williams Bend Townhouses of placement of Units, as shown on Exhibit "C" to the Supplementary Declaration of Covenants of record in instrument 200509230114373, for a more complete description of said units.

Being the same property conveyed to Eulando D. Henton, an unmarried man, by deed dated December 9, 2005 from 70 South Associates, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 200512150150497, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **1610 Lincoya Bay Drive, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 the 26th day of February, 2007.

Eulando D Henton

Davidson County DEEDWARR
Recvd: 02/28/07 15:38 2 pgs
Fees:13.00 Taxes:603.10

20070228-0024958

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Eulando D. Henton** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 26th day of February, 2007.

My Commission expires 1-26-07

Notary Public

STATE OF TENNESSEE
COUNTY OF _____.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 26th day of February, 2007.

My Commission expires _____

Notary Public