THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26265-02-2007** **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: $209,000.00. Affiant Subscribed and sworn to before me this 28th 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: Sarah E. Williams and James M. Williams 1711 18th Avenue South, Apt. A-1 Nashville, TN 37212	**Send Tax Bills To:** Wells Fargo Home Mortgage P.O. Box 11701 Newark, NJ 07101-4701	**Tax Information:** Map No.104-08-0G Parcel No. 001.00-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, **Tamara Pacwa Crenshaw, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah E. Williams, Unmarried and James M. Williams, Married, as Joint Tenants With Right of Survivorship,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Paul Jeffrey Crenshaw, spouse of Tamara Pacwa Crenshaw, hereby joins in the execution of this instrument to convey any and all marital interest he may have in subject property.

This is improved property located at 1711 18th Avenue South, Apt. A-1, Nashville, TN 37212

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 28th day of February, 2007.

Tamara Pacwa Crenshaw

Paul Jeffrey Crenshaw by Tamara Pacwa Crenshaw, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Tamara Pacwa Crenshaw**, with whom I am personally acquainted (or 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, at office, this 28th day of February, 2007.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

NOTARY PUBLIC

My Commission Expires:

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Tamara Pacwa Crenshaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Paul Jeffrey Crenshaw as his Attorney-In-Fact, as the free act and deed of the within named Paul Jeffrey Crenshaw.

Witness my hand at office, this 28th day of February, 2007.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

NOTARY PUBLIC

My Commission Expires:

Davidson County DEEDWARR
Recvd: 03/05/07 15:33 2 pgs
Fees:13.00 Taxes:773.30

20070305-0027155

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. A-1, together with the appurtenant interest in the common elements of Arlington Court Condominium, a horizontal property regime established by Master Deed, of record in Book 6806, page 22, 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 Tamara Pacwa by Warranty Deed dated May 8, 1997 from James A. Whatley and wife, Luci N. Whatley of record in Book 10449, page 199, Register's Office for Davidson County, Tennessee. Tamara Pacwa is now known as Tamara Pacwa Crenshaw.

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 Arlington Court Homeowners' Association of record in Book 6806, page 17, 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 Arlington Court Condominium, of record in Book 6806, page 22, 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.