THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26252-02-2007** **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: $543,000.00 Affiant Subscribed and sworn to before me this 6th day of March, 2007. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Velvet B. VanHoose 4000 West End Avenue, #101 Nashville, TN 37205	**Send Tax Bills To:** FBC Mortgage, LLC 201 S. Orange Avenue, Suite 1000 Orlando, FL 32801	**Tax Information:** Map No.103-12-0-G Parcel No. 101.00 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, **James L. Elmer and wife, Myrna A. Elmer**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Velvet B. Vanhoose, Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4000 West End Avenue, #101, 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 6th day of March, 2007.

James L. Elmer

Myrna A. Elmer

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James L. Elmer and Myrna A. Elmer**, 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 6th day of March, 2007.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 03/13/07 12:09 2 pgs
Fees:13.00 Taxes:2009.10

20070313-0030711

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 101 and the parking and storage area designated and assigned to Unit 101, together with the appurtenant interest in the common elements of The Jacksonian 4000 Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20020208-0017172 and amended in Instrument 20020910-0109643, Instrument No. 20021104-0134916 and Instrument No. 20021127-0147048, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to James L. Elmer and wife, Myrna A. Elmer by Warranty Deed dated September 17, 2003 from John Body and wife, Regina Nan Body of record in Instrument No. 20030918-0138433, 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 Jacksonian 4000 Condominiums Homeowner's Inc. of record in Instrument No. 20020220-0021424, 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 Jacksonian 4000 Condominiums, of record in Instrument No. 20020208-0017171, amended in Instrument No. 20020910-0109643, Instrument No. 20021104-0134916 and Instrument No. 20021127-0147048, 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.
5. All matters appearing on the Plan of record as Book 547, pages 169, 170, 175, and 176, Register's Office for Davidson County, Tennessee.
6. Easement to Southern Bell Telephone and Telegraph Co. of record in Book 3644, page 500, Register's Office for Davidson County, Tennessee.