THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26295-02-2007** **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: $150,000.00. Affiant Subscribed and sworn to before me this 15th day of March, 2007. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Ansel Davis, Trustee 412 Jackson Boulevard Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.103-16-B Parcel No. 075.00 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, **Michele George Crace, Married and Diane Carol Branch, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ansel Davis, Trustee, with full power to sell, mortgage, lease, convey or otherwise alienate without the joinder of any beneficiary** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Subject property IS NOT the principal residence of either of the Grantors.

This is improved property located at 4215 Harding Pike Unit 704, 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 15th day of March, 2007.

Michele George Crace by George E. Mudter, Jr. as Attorney-In-Fact

Diane Carol Branch by George E. Mudter, Jr. as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, George E. Mudter, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that executed the within instrument on behalf of Michele George Crace and Diane Carol Branch as their Attorney-In-Fact, as the free act and deed of the within named Michele George Crace and Diane Carol Branch.

Witness my hand, at office, this 15th day of March, 2007.

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 03/19/07 16:13 2 pgs
Fees:13.00 Taxes:555.00
20070319-0033306

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 704 on the Plan of Windsor Tower Condominium Apartments of record in Plat Book 5200, page 71, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 4215 Harding Road Homeowners' Association, a horizontal property regime established by Master Deed of record in Book 5313, page 338, amended in Book 8666, page 789, said Register's Office.

Being the same property conveyed to Michele George Crace and Diane Carol Branch by deed dated 07/06/98 from The Estate of Ruth F. Rosenfeld, First American National Bank, Executor of record in Book 11007, page 131, 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 4215 Harding Road Homeowners' Association of record in Book 5297, page 370, 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 4215 Harding Road Homeowners' Association, of record in Book 5313, page 338, amended in BOok 8666, page 789, 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. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3956, page 943, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 5200, page 71, Register's Office for Davidson County, Tennessee.
7. Easement for cable television of record in Book 9486, page 948, Register's Office for Davidson County, Tennessee.