THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26429-03-2007** **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: $260,000.00. Affiant Subscribed and sworn to before me this 16th day of April, 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: Ryan E. Crowley 216 Westchase Drive Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116-03-0F-021.00-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, **Blake William Henderson, Trustee of the Blake William Henderson Revocable Living Trust Agreement dated March 27, 1995 and amended by First Amendment dated May 7, 2002**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan E. Crowley** ("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 216 Westchase Drive, 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 16th day of April, 2007.

Blake William Henderson, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Blake William Henderson, Trustee**, 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 16th day of April, 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: 04/19/07 13:58 2 pgs
Fees:13.00 Taxes:962.00

20070419-0046984

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 216 on the Plan of Phase I Westchase, of record in Plat Book 5200, page 578, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtentant interest in the common elements of Westchase Condominium, a horizontal property regime established by Master Deed of record in Book 6097, page 266, amended in Book 6112, page 677, Book 6341, page 380 and Book 6866, page 362, said Register's Office.

Being the same property conveyed to Blake William Henderson, Trustee of the Blake William Henderson Revocable Living Trust Agreement dated 3/27/1995 and amended by First Amendment dated 5/07/2002, by QuitClaim Deed dated May 7, 2002 from Blake William Henderson and Carol B. Henderson, Co-Trustees of the Blake William Henderson Revocable Living Trust Agreement dated 3/27/1995, of record in Instrument No. 20020513-0058187, 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. 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 Westchase Condominium, of record in Book 6097, page 266, amended in Book 6112, page 677, Book 6341, page 380 and Book 6866, page 362, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 5200, page 578, Register's Office for Davidson County, Tennessee.