Davidson County DEEDWARR
Recvd: 04/30/07 15:15 2 pgs
Fees:13.00 Taxes:821.40
20070430-0051401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this April 26, 2007.

Notary Public

My Commission Expires: 2-10-08

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

WARRANTY DEED

After Recording RETURN TO:
Westside Title, Inc.
531 Rivergate Parkway
Goodlettsville, TN 37072-2027

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Laura N. Abramson
2059 Stokes Lane
Nashville, Tennessee 37215

SEND TAX BILLS TO:
PrimeTrust Bank
P.O. Box 210618
Nashville, TN 37221

MAP-PARCEL NUMBERS:

117070M02600CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, J. Christopher Wilbeck and wife, Jennifer Wilbeck hereinafter referred to as Grantors, hereby transfers and conveys to Laura N. Abramson, unmarried, hereinafter referred to as 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. 2059, together with the appurtenant interest in the common elements of Fairsted Park Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20021121-0145225 and amended in Instrument No. 20030328-0041138, Register's Office for Davidson County, Tennessee and Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Resubdivision of Woman's Club of Nashville of record in Plat Book 6200, page 383, **Register's Office for Davidson County, Tennessee.**

Being the same property conveyed to J. Christopher Wilbeck, unmarried by Warranty Deed from Fairsted Partners, a Tennessee general partnership of record in Instrument No. 20040503-0050218, Register's Office for Davidson County, Tennessee, dated 4/26/04.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Instrument No. 20021121-0145225 and Plat Instrument No. 20030328-0041138, Register's Office of said County.

Restrictive covenants contained in an instrument of record in Book 9619, page 112, Register's Office for Davidson County, Tennessee, (omitting there from any covenants, conditions or restriction, if any based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions, or restriction (a) is exempt under Title 42 of the United States Code; or (b)relates to handicap, but does not discriminate against handicapped persons.)

Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (By-Laws) for Fairsted Park Condominiums, of record in Instrument No.20021121-0145225, amended in Instrument No. 20030328-0041138, Register's Office for Davidson County, Tennessee.

Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. 66-27-101, et. seq.

Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/ or storm drainage, of record in Book 3921, page 507, Register's Office for Davidson County, Tennessee.

All matters appearing on the Plan of record in Plat Book 6200, page 383, Register's Office for Davidson County, Tennessee.

Right of entry agreement of record in Book 9921, page 620, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2059 Stokes Lane, Nashville, TN 37215.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 April 26, 2007.

J. Christopher Wilbeck

Jennifer Wilbeck

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, J. Christopher Wilbeck and Jennifer Wilbeck, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this April 26, 2007.

Witness my hand and official seal this April 26, 2007.

Notary Public

My Commission Expires: 11/8/08

270301904

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV 8 2008