THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999*	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $222,900.00.* *Affiant* *SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MAY, 2007.* *Notary Public* *My commission expires:* 2/15/09

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Name and Address of New Owner:

Julie Story
7277 Charlotte Pike #224
Nashville, TN 37209

Davidson County DEEDWARR
Recvd: 05/10/07 10:51 2 pgs
Fees:13.00 Taxes:824.73

20070510-0056168

Send Tax Bills To:
SunTrust Mortgage, Inc.
201 4th Ave. North
7th Floor
Nashville, TN 37219

Street Address of Subject Property:	**Map and Parcel:**
7277 Charlotte Pike #224 Nashville, TN 37209	114-08-C-046 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **STEPHEN E. FARNER,** an unmarried man, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **JULIE STORY,** an unmarried woman, hereinafter called "**GRANTEE,**" her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Unit No. 43 on the Plan of West Park Phase 2 as established by a Master Deed for West Park Homeowners Association, Inc. of record as Instrument No. 20040304-0024541 as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions and By-Laws for West Park Homeowner's Association, Inc. of record as Instrument No. 20041221-0151636 on the Plan of West Park, Phase 2 of record as Instrument No. 20041112-0136248, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Stephen E. Farner, unmarried, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record as Instrument No. 20050908-0108185, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan Nashville/Davidson County taxes for the year 2007, which have been prorated between the parties and assumed by Grantee.

2. All matters shown on the Plan of West Park, Phase 2 of record as Instrument Nos. 20041112-0136248 and 20041221-0151636, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Boundary Plan of West Park of record as Instrument No. 20040624-0075136, Register's Office for Davidson County, Tennessee.

4. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of West Park Phase 2 of record as Instrument No. 20040304-0024541 and the By-Laws appended thereto of record as Instrument No. 20041221-0151636, in the Register's Office for Davidson County, Tennessee.

5. Master Deed of record as Instrument No. 20040304-0024541 as amended by Instrument No. 20041112-0136248 and Instrument No. 20050222-0018812, Register's Office for Davidson County, Tennessee.

6. Overhang Easement for electric power lines and incidental use over a portion of the property granted to The Metropolitan Government by The Eldorado Company of record in Deed Book 6301, page 684, Register's Office for Davidson County, Tennessee.

7. Storm Water Detention Agreement of record as Instrument No. 20030530-0073233, in said Register's Office.

8. Subject to the rights of others in and to the common elements.

9. Subject to the lien for special assessments contained in the Master Deed and By-Laws.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said Grantee, her 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 2nd day of May, 2007.

STEPHEN E. FARNER

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN E. FARNER, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, ~~the day~~ and year first above written.

NOTARY PUBLIC

My commission expires: _____

RUBYE RAINEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC
Rubye Rainey
My Commission Expires
March 12, 2011
STATE OF TENNESSEE

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