Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $63,500.00

Affiant

Subscribed and sworn to before me, this 26th day of April 2007.

Notary Public
My commission expires: 6-27-09

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

Davidson County DEEDWARR
Recvd: 05/17/07 13:12 2 pgs
Fees:13.00 Taxes:234.95
20070517-0059153

Address of New Owner:	Send Tax Bills to:	Tax Information
Ross Winchel 1369 Holly Tree Gap Road Brentwood, TN 37027	New Owner	149-8A-112.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Roberts**, a married man, hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Ross Winchel**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 112, PHASE 1 ON THE PLAN OF THE DAVENPORT CONDOMINIUMS, A TENNESSEE HORIZONTAL PROPERTY REGIME AS ESTABLISHMENT BY A MASTER DEED AND BY-LAWS OF RECORD IN BOOK 7247, PAGE 311, ET. SEQ., AND AS SHOWN BY PLAT OF RECORD IN BOOK 6900, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARLOW BLACKMAN, A MARRIED MAN BY QUIT CLAIM DEED FROM GWENDOLYN BLACKMAN, WIFE OF MARLOW BLACKMAN, RECORDED ON THE 18TH DAY OF JANUARY, 2005 IN INSTRUMENT NO. 20050118-0006368, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO JAMES ROBERTS, MARRIED, BY SUBSTITUTE TRUSTEE'S DEED RECORDED APRIL 5, 2007 AT INSTRUMENT NO. 20070405-0041065, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following: 1) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE DAVENPORT CONDOMINIUMS, as recorded in Plat Book 6900, Page(s) 22, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). 2) Terms and provisions of Condominium by-Laws of Davenport Condominiums recorded in Book 7247, Page 326. 3) Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing UNIT 112, PHASE 1, THE DAVENPORT CONDOMINIUMS of record in Book 6935, Page 333

and Book 7123, Page 34 , as amended and restated by instrument(s) of record in Book 7247, Page 311 amended in Book 8630, Page 466; 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 building thereon. 4) Charter of Davenport Condominiums Homeowners' Association recorded in Book 7281, Page 887. 5) Quitclaim Deed for Expansion Area recorded in Book 10744, Page 448. 6) Easements recorded in Book 5394, Page 277, Book 4207, Page 52, Book 6249, Page 557, Book 3617, Page 399, Book 4575, Page 612 and Book 6555, Page 157. All items of record are recorded in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 112 Davenport Drive, Nashville, TN 37217.

Grantor represents and warrants that the Property conveyed herein is investment property, that the Grantor or the Grantor's spouse never occupied the Property, and Grantor represents and warrants that the Property is not subject to any marital or spousal interest.

Grantor conveys the Property to Grantee 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 26th day of April, 2007.

James Roberts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Roberts**, the bargainor(s), 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 and official seal at Franklin, Tennessee, this 26th day of April 2007.

Notary Public

TREY CAIN
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON CO.

My Commission expires: 6-27-09

FILE NO: TN2007040417