Return to: File Box 9B
First Title and Escrow Co.
2000 Richard Jones Rd Ste #110
Nashville, TN 37215
File # 26550

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
MOORELAND TITLE COMPANY, LLC
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238
(615) 782-0098

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $255,000.00

Courtney Whitehurst
AFFIANT

Subscribed and sworn to before me, this 21st day of May, 2007.

NOTARY PUBLIC

My Commission Expires

My Commission Expires NOV. 22, 2010

Address New Owners as Follows:

B & D Investment Group, LLC
2106 Crestmoor Rd
Nashville, TN 37215

Send Tax Bills To:

New Owner

Map-Parcel Number:

117-11-J-206.00co

Davidson County DEEDWARR
Recvd: 05/23/07 13:52 2 pgs
Fees:13.00 Taxes:943.50
20070523-0061620

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Frances A. Wilkins, unmarried ("Grantor") does hereby bargain, sell, transfer and convey unto **B & D Investments Group, LLC, a Tennessee limited liability company** ("Grantee") its successors and representatives, all of their right, title and interest in and to certain property located in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 206, together with Garage No. C-1, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, as amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861 Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Frances A. Wilkins, unmarried by Deed from The Garden Partners, a Tennessee general partnership, of record in Instrument No. 20040607-0066529, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **B & D Investor Group, LLC**, its successors and representatives, forever.

AND **Frances A. Wilkins** does hereby covenant with **B & D Investor Group, LLC**, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND **Frances A. Wilkins** does further covenant and bind her heirs and assigns to warrant and forever defend the title to said land to **B & D Investor Group, LLC**, its successors and representatives against the lawful claims of all persons whomsoever.

This is ( ) unimproved (X) improved property known as: 2025 Woodmont Blvd., #206, Nashville, TN 37215

IN WITNESS WHEREOF, this Warranty Deed has been executed this 21st day of May, 2007.

Frances A Wilkins
Frances A. Wilkins

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Frances A. Wilkins, with whom I am personally acquainted, and who upon oath, acknowledged herself to be the within named bargainor, and that she as such executed the foregoing instrument for the purpose therein contained, by signing her name.

Witness my hand, at Nashville, Tennessee, this 21st day of May, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

Permitted Encumbrances

1. County Taxes for 2007 have been prorated between the parties and will be paid by Grantee, all subsequent years a lien, not yet due and payable.

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 The Hillmont Condominiums, of record in Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, as amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861 , Register's Office for Davidson County, Tennessee.

3. Right of Entry Agreement recorded in Book 9921, page 620, Register's Office for Davidson County, Tennessee.