THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26613-05-2007** **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 $137,500.00 Affiant Subscribed and sworn to before me this 29th day of May, 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: John M. Rothberg, Nicholas Alan Rothberg 6666 Brookmont Terrace #114 Nashville, TN 37205	**Send Tax Bills To:** New Owners	**Tax Information:** Map and Parcel No.: 129140A144.00CO

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, **Lawrence L. Davis, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John M. Rothberg, Unmarried and Nicholas Alan Rothberg, Unmarried, as joint~~ienants~~* with right of survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*tenants

This is improved property located at 6666 Brookmont Terrace #114, 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 29th day of May, 2007.

Lawrence L. Davis

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lawrence L. Davis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 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: 06/01/07 10:37 2 pgs
Fees:13.00 Taxes:497.65

20070601-0065038

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 114 on the Plan of Wessex Towers Condominium Apartments, of record in Plat Book 5200, pages 142 and 143, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Wessex Towers Condominium, a horizontal property regime established by Master Deed of record in Book 5414, page 634, as amended in Book 5599, page 39, Book 5792, page 982, Book 6478, page 742, Book 6935, page 829, and rerecorded in Book 9935, page 486, Book 10705, page 777 and Instrument No. 20011127-0129399, said Register's Office.

Being the same property conveyed to Lawrence L. Davis, an unmarried person by Warranty Deed dated July 13, 1979 from Janice K. Talley, an unmarried person of record in Book 5465, page 706, 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. Charter of Incorporation of Wessex Towers Condominium Association, Inc. of record in Book 5412, page 451, Register's Office for Davidson County, Tennessee.
3. 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 Wessex Towers Condominium, of record in Book 5414, page 634, amended in Book 5599, page 39, Book 5792, page 982, Book 6478, page 742, Book 6935, page 829, and rerecorded in Book 9935, page 486, Book 10705, page 777 and Instrument No. 20011127-0129399, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 5200, pages 142 and 143, Register's Office for Davidson County, Tennessee.
6. Appointment of Successor Trustee recorded in Book 7473, page 977, Register's Office for Davidson County, Tennessee.
7. Terms and Conditions of Lease Agreements recorded in Book 10454, page 553 and Instrument No. 20000526-0052237, Register's Office for Davidson County, Tennessee.