THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***180,000.00.

Affiant

Subscribed and sworn to before me this 30th day of May, 2007.

Notary Public

My Commission Expires:

9/30/09

Davidson County DEEDWARR
Recvd: 06/04/07 10:18 2 pgs
Fees:13.00 Taxes:666.00
20070604-0065889

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER

Christopher M. Banet
103 West End Place #5
Nashville, Tennessee 37205

SEND TAX BILLS TO

SUNTRUST MORTGAGE, INC
201 4th Ave. North, 7th Floor
Nashville, Tennessee 37219

MAP & PARCEL NOS.

MAP 104-09-00 G
PARCEL 005.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Thousand and 00/100 Dollars ($***180,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Alyssa D. Brown, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Christopher M. Banet, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 5, West End Place, formerly known as Park Circle Condominiums, as described in the Master Deed Establishing a Horizontal Property Regime of Park Circle Condominiums of record in Book 6809, Page 569, as amended to change the name to West End Place in Book 9992, Page 744, together with an undivided interest in the common elements appurtenant to such units, as described in said Master Deed of record in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Alyssa D. Brown from AmSouth Bank by deed dated June 10, 2003 of record as Instrument No. 20030616-0082418 in the Register's Office for Davidson County, Tennessee; the said Alyssa D. Brown having since married.

Thomas Throckmorton, spouse of Alyssa D. Brown, joins in this conveyance to convey any interest he may have in the subject property, particularly any marital interest.

This is improved property known as 103 West End Place #5 Nashville, Tennessee 37205

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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee herein.

2. Matters, if any, shown on the plan of West End Place of record in Book 6809, Page 569 and Book 9992, Page 744, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself and her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 30th day of May, 2007.

Alyssa D. Brown

Thomas Throckmorton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alyssa D. Brown and Thomas Throckmorton, the bargainors, 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 this 30th day of May 2007.

Notary Public

My Commission Expires:

9-30-09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY