WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,250,000.00.

Affiant

Subscribed and sworn to me on June 14, 2007.

NOTARY PUBLIC

My Commission Expires: 1/3/2011

JOHN COBB ROCKFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 06/18/07 14:54 2 pgs
Fees:13.00 Taxes:4625.00
20070618-0072745

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ben H. Willingham, III 3821 West End Avenue, Unit 302 Nashville, TN 37205	Bank of Nashville 401 Church Street Nashville, TN 37219	Part of 104-09-0-163.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, 3821 West End Developers, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Ben H. Willingham, III, unmarried, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land situated in Davidson County, Tennessee and being more particularly described as follows:

Unit 302 as described in Exhibit B to the Master Deed of The Southgate Condominiums, of record in Instrument No. 20060307-0026322, Register's Office for Davidson County, Tennessee, amended in Instrument 20070606-0068095, said Register's Office, to which Master Deed reference is hereby made for a more complete legal description.

Being a part of the same property conveyed to 3821 West End Developers, LLC, a Tennessee limited liability company, from 3821 West End General Partnership, a Tennessee general partnership, dated April 8, 2005, recorded April 11, 2005, of record as Instrument No. 20050411-0039974, Register's Office for Davidson County, Tennessee.

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

1. 2007 Davidson County and subsequent taxes are assumed by the Grantees; and
2. All matters on the survey dated 3/29/05 of record as Instrument No. 20040315-0029283, recorded by R. Scot Cherry, Tennessee license number 1512, and all matters on the survey dated 6/19/03, Project number 03095, recorded by Steven D. Delle, Tennessee license number 1710, Register's Office for Davidson County, Tennessee; and
3. All matters as shown on subdivision plat of record in Plat Book 332, Page 152, said Register's Office; and
4. Stormwater Quality Agreement of record in Instrument No. 20060126-0009700, said Register's Office; and
5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20060126-0009703, said Register's Office; and
6. Master Deed of The Southgate Condominiums of record in Instrument No. 20060307-0026322, said Register's Office; and
7. Amendment to the Master Deed of The Southgate Condominiums of record in Instrument No. 20070606-0068095, said Register's Office; and
8. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3821 West End Avenue, Unit 302, Nashville, TN 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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it 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 does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 our hands on June 14, 2007.

3821 West End Developers, LLC,
a Tennessee limited liability company

By: _____

Its: _____

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared John T. Rochford, an authorized representative of 3821 West End Developers, LLC, a Tennessee limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an authorized representative of 3821 West End Developers, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such authorized representative of 3821 West End Developers, LLC, a Tennessee limited liability company, has duly authorized and executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself/herself as authorized representative of 3821 West End Developers, LLC, a Tennessee limited liability company.

Witness my hand and official seal, this 14th day of June, 2007.

_____
Notary Public

My Commission Expires: 1/3/11

(SEAL)

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE