PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 06/29/07 15:10 2 pgs
Fees:13.00 Taxes:1402.30
20070629-0078125

W & I Ref:(dm) Title No: 48706
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
A. Vernon Rose 4116 Estes Rd. Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 116160A00300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$379,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dianne S. Olive, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **A. Vernon Rose** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee being Unit No. 2-A of "The Garden" a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, page 224 and further set out in Exhibit "B" to the Master Deed in Book 5810, page 168, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to John Terry Olive and wife, Dianne S. Oliver by deed from Frank G. Witherspoon, Jr., James W. Witherspoon and Loise Ann Witherspoon, as sole surviving devisees under the Last Will and Testament of Frank G. Witherspoon, and Loise Ann Witherspoon as Executrix of record in Doc. No. 20000712-0069069 Register's Office for said County. By Quitclaim Deed of record in Doc. No. 20020123-0008765, John Terry Olive conveyed his interest in subject property to Dianne S. Olive.

John Terry Olive, spouse of Dianne S. Olive, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 224 and further set out in Exhibit "B" to the Master Deed of record in Book 5810, page 168, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Agreement for dedication of easement for private sanitary sewer service line of record in Book 5797, page 371, said Register's Office. The provisions of the condominium Master Deed of record in Book 5537, page 793, Book 5810, page 168, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 4116 Estes Rd, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of June, 2007.

Dianne S. Olive

John Terry Olive

State of TENNESSEE
County of DAVIDSON

On this 29th day of June, 2007 , before me the undersigned authority, personally appeared Dianne S. Olive and John Terry Olive, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $379,000.00

Affiant

Sworn and subscribed before me this the 29th day of June, 2007

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary Public