G#20656-2

BOX #14A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 07/18/07 15:23 2 pgs
Fees:13.00 Taxes:923.15
20070718-0085646

ADDRESS NEW OWNER:

Luisa M. Utset-Ward
Thomas H. Ward, III
103 Fairmont Place
Nashville, TN 37203

SEND TAX BILL:

Mortgagee

MORTGAGEE:
ABN AMRO Mortgage Group, Inc
Attn: Cashiering
4242 N. Harlem Avenue
Norridge, IL 60706

MAP AND PARCEL:

104-06-G-003CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Paul B. Segebarth, married** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Luisa M. Utset-Ward and husband, Thomas H. Ward, III**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> A Condominium Apartment in Davidson County, Tennessee, being Unit No. 103 of Fairmont Square I Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act as shown on the Plan of record in Plat Book 6250, page 310, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartments appurtenant undivided interest in the general and limited common elements of the Condominium as set forth in the Master Deed of record in Book 6445, page 612, amended in Book 6484, page 111 and Book 6653, page 895, Register's Office for said County.
>
> Being the same property conveyed to PAUL B. SEGEBARTH, by deed from GREGORY L. WANDERMAN AND SPOUSE, KRISTA H. WANDERMAN, of record as Instrument No. 20020604-0067565, dated May 31, 2002, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 103 Fairmont Place, Nashville, TN 37203.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor does covenant with Grantee that he is lawfully seized and possessed of the Property 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 himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Kira Segebarth, spouse of Paul B. Segebarth, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property as the spouse of the said Paul B. Segebarth.

Witness its hand this 16th day of July, 2007.

Paul B. Segebarth

Kira Segebarth

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Paul B. Segebarth and wife, Kira Segebarth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 17th day of July, 2007.

Notary Public

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $249,500.00.

Kathy Goodson
AFFIANT

Subscribed and sworn to before me
this 16th day of July, 2007.

NOTARY PUBLIC

My Commission Expires: 10/17/09