Box 14A

Box 14A

File # 20697-5

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/07 09:55 2 pgs
Fees:13.00 Taxes:832.50
20070801-0091183

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$225,000.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of July, 2007.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Andrea Lewis	**New Owner**	**Map 171-03B Parcel 229CO**
601 Old Hickory Blvd # 35		
Brentwood, TN 37024		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Brittain Graham Whittemore, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrea Lewis, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 35 on the Plan of Townhomes of Fredericksburg, Phase Two, Section Six, a Horizontal Property Regime (Private Element), a Planned Unit Development, as of record in Book 9700, Pages 953 and 954, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Brittain Graham Whittemore, an unmarried woman, by Warranty Deed from James D. Cline and wife, Susan J. Cline, of record in Instrument No. 20060601-0064588, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Fredericksburg Townhomes, of record in Book 11550, Page 531, and as amended in Book 11682, Page 75, said Register's Office; By-Laws of Fredericksburg Townhome Association, Inc., of record in Book 11550, Page 554, said Register's Office; Declaration of Covenants, Conditions and Restrictions for Fredericksburg Homeowners Association, Inc., of record in Book 8920, Page 65, and amended in Book 9500, Page 393, in Book 9860, Page 840, and in Book 10694, Page 541, said Register's Office; By-Laws of Fredericksburg Homeowners Association, Inc., of record in Book 8920, Page 45, and amended in Book 10694, Page 539, said Register's Office; Restrictive Covenants of record in Book 7798, Page 843, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is Improved (__X__) Unimproved (____) property, known as: **601 Old Hickory Blvd # 35, Brentwood, TN 37027**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my/our hand(s) this **27th** day of **July, 2007.**

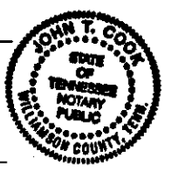
Brittain Graham Whittemore

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 **Brittain Graham Whittemore, an unmarried woman ,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **July, 2007.**

Notary Public



My Commission Expires: 3/22/09