(2)

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $133,000.00.

Scott E. Vancompernolle by Power of Attorney
Affiant ATTY-IN-FACT

Davidson County DEEDWARR
Recvd: 08/02/07 12:23 4 pgs
Fees:23.00 Taxes:492.10

20070802-0091979

Subscribed and sworn to me on July 31, 2007.

Todd A. Bricker
NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22627SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Katherine S. Sproul 2300 Nashboro Boulevard Nashville, TN 37217	New Owner	135-12-B-125.00

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, Scott E. Vancompernolle and wife, Jamie L. Vancompernolle, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Katherine S. Sproul, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Scott E. Vancompernolle and Jamie L. Vancompernolle, husband and wife, by Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record as Instrument No. 20040106-0002161 in the 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 taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plat of record as Instrument No. 20020710-0083054 and Instrument No. 20020820-0100664 in the Register's Office for Davidson County, Tennessee.
3. Subject to agreements contained in "License to Use Fitness Center and Swimming Pools" of record as Instrument No. 20020507-0056329 in said Register's Office.
4. Declaration of Covenants, Conditions and Restrictions for Fairway Pointe Homeowners' Association, Inc., of record in Book 11703, page 520; Book 4827, page 14, and Instrument No. 20010322-0027768, and By-Laws in Book 11703, page 560, in said Register's Office.
5. Subject to Memorandum of Lease of record in Book 10690, page 327, in said Register's Office.
6. Homeowners' Association Charter of record in Book 11703, page 518, in said Register's Office.
7. Easement for Sewer of record in Book 8870, pages 887 and 932, in said Register's Office.

8. Easements for Metro Government of record in Book 4868, page 74, Book 4815, page 425, and Instrument No. 20010314-0024179 and Instrument No. 20020815-0098780 in said Register's Office.
9. Easement of record in Book 10110, page 854, in said Register's Office.
10. Judgment of Declaration of Taking for J. Percy Priest Dam of record in Book 4254, page 410, in said Register's Office.
11. Public Right-of-Way Dedication of record in Book 4460, pages 149-151, in said Register's Office.
12. Conveyance of Common Area of record as Instrument No. 20001010-0100360 in said Register's Office.
13. Easement for Cable Television of record as Instrument No. 20001012-0101575 in said Register's Office.
14. Agreements of record in Instrument No. 20020507-0056329 in said Register's Office.

This property is also known as improved property located at 2300 Nashboro Boulevard, Nashville, TN 37217.

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, her heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, and have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on July 31, 2007.

Scott E. Van Compernolle

Scott E. Vancompernolle

By: PERRY SANBORN, ATTY-IN-FACT

Perry Sanborn, Attorney-In-Fact

Jamie L. Van Compernolle

Jamie L. Vancompernolle

By: Perry Sanborn, ATTY-IN-FACT

Perry Sanborn, Attorney-In-Fact

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 Perry Sanborn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Scott E. Vancompernolle, as his Attorney in Fact, as the free act and deed of the within named Scott E. Vancompernolle.

Witness my hand and official seal this 31 day of July 2007.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires:



NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

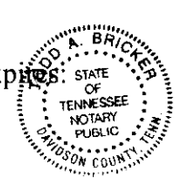
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Perry Sanborn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Jamie L. Vancompernolle as her Attorney in Fact, as the free act and deed of the within named Jamie L. Vancompernolle.

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EXHIBIT A

Legal Description

Certain property in Davidson County, TN, described as Unit No. 125 of Nashboro - Fairway Pointe, a Horizontal Property Regime located on Nashbobo Blvd., in Nashville, TN, together with Easements as shown on the plat of Nashboro - Fairway Pointe, recorded in Instrument No. 20020820-0100664, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions recorded in Book 11703, page 520 as amended in Instrument No. 20031118-0168332, Instrument No. 20050222-0018813 and Instrument No. 20050222-0018814, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Nashboro - Fairway Pointe, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Book 11703, page 520 as amended in Instrument No. 20031118-0168332, Instrument No. 20050222-0018813 and Instrument No. 20050222-0018814, said Register's Office, and By-Laws appended thereto, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.