THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 26873-07-2007** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $198,000.00. Affiant Subscribed and sworn to before me this 10th day of August, 2007. Notary Public My Commission Expires: My Commission Expires MAY 2, 2011

NICHOLAS S. AKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Shad Thomas Julie Ann Thomas 146 West End Place Nashville, TN 37205	GMAC Mortgage 100 Witmer Road Horsham, PA 19044	Map and Parcel No.: 104090G049.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Scott Allen Tracey**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shad Thomas and wife, Julie Ann Thomas** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*married

This is improved property located at 146 West End Place, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Carrie Jo Tracey joins in this conveyance to convey any and all marital interest she may have in above described property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of August, 2007.

Scott Allen Tracey

Carrie Jo Tracey

Davidson County DEEDWARR
Recvd: 08/15/07 14:06 2 pgs
Fees:13.00 Taxes:732.60
20070815-0097677

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Scott Allen Tracey** and Carrie Jo Tracey with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of August, 2007.

Notary Public

My Commission Expires:

NICHOLAS S. AKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 49, together with the appurtenant interest in the common elements of West End Place, a horizontal property regime established by Master Deed, of record in Book 6809, page 569, amended in Book 9992, page 744, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed.

Being the same property conveyed to Scott Allen Tracey, an unmarried man by deed dated August 16, 2001 from Matthew R. Welsch, an unmarried man of record in Instrument No. 20010820-0089469, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Park Circle Condominiums Association, Inc. of record in Book 6820, page 916, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for West End Place, of record in Book 6809, page 569, amended in Book 9992, page 744, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easement of record in Book 4879, page 460, and in Book 5967, page 451, Register's Office for Davidson County, Tennessee.
6. Rights of abutting or adjoining landowners and the public to the use of an alley recorded in Book 465, page 570, Register's Office for Davidson County, Tennessee.
7. Rules and Regulations recorded in Book 8834, page 727, Register's Office for Davidson County, Tennessee.