Return to:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

PREPARED BY (~~AND RETURN TO~~):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(dm) Title No: 48868
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/27/07 10:46 2 pgs
Fees:13.00 Taxes:795.50
20070827-0102319

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
J. Nathan Downing 2027 Stokes Lane Nashville, Tennessee 37215	SAME / NEW OWNER

TAX MAP-PARCEL NUMBERS: 117070M042

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$215,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carrie A. Geisberg , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **J. Nathan Downing, an unmarried person** 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. 2027 of Fairsted Park Condominiums a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit C to the Master Deed of record in Doc. No. 20021121-01452251 amended in Doc. No. 20030328-0041138, 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 Carrie A. Geisberg, unmarried by deed from Fairsted Partners, a Tennessee General Partnership of record in Doc. No. 20030609-0078994 dated and executed on May 28, 2003 and recorded on June 9, 2003 in the Register's Office for Davidson County, Tennessee.

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 Exhibit "C" to the Master Deed of record in Doc. No. 20021121-0145225 and amended in Doc. No. 20030328-0041138, 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.: The provisions of the condominium Master Deed of record in Doc. No. 20021121-0145225 amended in Doc. No. 20030328-0041138 and Restrictions in Book 9619, page 112 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: 2027 Stokes Lane, 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 23rd day of August, 2007.

Carrie A. Geisberg

State of TENNESSEE
County of DAVIDSON

On this 23rd day of August, 2007 , before me the undersigned authority, personally appeared Carrie A. Geisberg and , 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.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

My Commission Expires

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 $215,000.00

Affiant

Sworn and subscribed before me this the 23rd day of August, 2007

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires: 10-14-2009

Notary Public