THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 09/13/07 11:09 2 pg:
Fees:13.00 Taxes:650.09
20070913-0109854

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***$175,700.00.

Affiant

Subscribed and sworn to before me this 10th day of September 2007.

Notary Public

My Commission Expires: 9-30-09

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Kristin L. Nevius 5105A Michigan Avenue Nashville, Tennessee 37209	USAA 10750 McDermott Freeway San Antonio, TX 78288-0558	MAP 091-07-0 PARCEL 322.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Five Thousand Seven Hundred and 00/100 Dollars ($***175,700.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Susan Henderson, unmarried, Lisa Friedland, unmarried, and Roger Lee, unmarried (hereinafter called the "GRANTORS "), have bargained and sold, and by these presents do transfer and convey unto Kristin L. Nevius, unmarried, (hereinafter called the "GRANTEE"), her 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 5A of The Row at 51st Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for The Row at 51st Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20070905-0106500 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Row at 51st Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20070905-0106500, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

BEING part of the same property conveyed to Susan Henderson, unmarried, a 1/3 undivided interest, Lisa Friedland, unmarried, a 1/3 undivided interest, and Roger Lee, unmarried, a 1/3 undivided interest, from Phillip D. Livingston, an unmarried person, by deed dated September 7, 2006, of record as Instrument No. 20060911-0112049, Register's Office for Davidson County, Tennessee.

This is improved property known as 5105A Michigan Avenue Nashville, Tennessee 37209

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.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee herein.

2. Matters, if any, shown on The Declaration of Covenants, Conditions and Restrictions for The Row at 51st Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20070905-0106500, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves and their heirs and representatives, 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.

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

IN WITNESS WHEREOF we have hereunto set our hands on this the 10th day of September 2007.

Susan Henderson

Lisa Friedland

Roger Lee

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 Susan Henderson, Lisa Friedland and Roger Lee, the bargainors, 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 and official seal this 10th day of September 2007.

Notary Public

My Commission Expires: 9-30-09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY