Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #07-1297

Davidson County DEEDWARR
Recvd: 09/21/07 13:53 2 pgs
Fees:13.00 Taxes:998.63
20070921-0113079

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Walter A. Simmons, Jr., an unmarried man hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Kenneth R. Buell and wife, Lorraine S. Buell 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:

Land in Davidson County, Tennessee being Unit 1205-A on the Plan of Germantown Court Condominiums of record in Instrument No. 20031006-01478481, Exhibit "A", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Germantown Partners, LLC by deed dated December 31, 2002 from Dan T. McGowen, Jr. of record in Instrument No. 20030103-0001062, and by deed dated January 31, 2003 from Metropolitan Development and Housing Agency of record in Instrument No. 20030131-0013511, Register's Office for Davidson County, Tennessee.

Further being the same property Conveyed to Walter Simmons, Jr., by deed from Germantown Partners, LLC dated June 18, 2004 of record in Instrument No. 20040621-0073063, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1205 5th Avenue North, Nashville TN, 37208.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 19th day of September, 2007

Walter A. Simmons, Jr.

State of Tennessee)
County of Davidson)

On this 19th day of September, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Walter A. Simmons, Jr. and , the bargainor(s), 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.



Notary Public

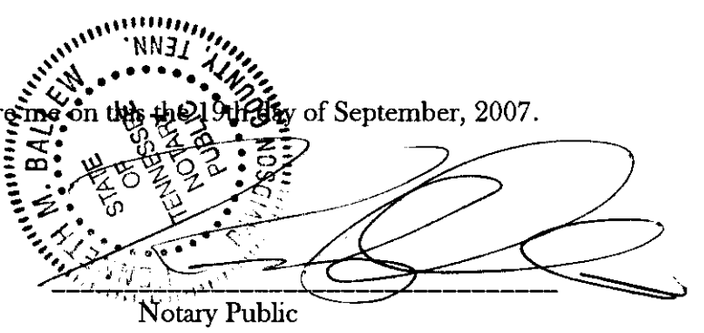
My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 269,900.00.

X Kenneth R. Buell
Affiant

Sworn and subscribed before me on this the 19th day of September, 2007.



Notary Public

My Commission Expires: 7-25-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Kenneth R. Buell	Wells Fargo, NA	082-09-0C0 060.00CO
1205 5th Avenue North	5660 N. Northside Drive Ste 720	
Nashville, TN 37208	Atlanta, GA 30328	