THIS INSTRUMENT PREPARED BY:

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

Davidson County DEEDWARR
Recvd: 10/16/07 11:44 2 pgs
Fees:13.00 Taxes:573.50
20071016-0122594

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 $***155,000.00.

Affiant

Subscribed and sworn to before me this 12th day of October, 2007.

Notary Public

My Commission Expires: 9.30.09

ADDRESS OF NEW OWNER

Ashby T. Gibbons, III
4809 Nevada Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO

Ashby T. Gibbons, III
4809 Nevada Avenue
Nashville, Tennessee 37209

MAP & PARCEL NOS.

MAP 104-08-0G
PARCEL 022.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty-Five Thousand and 00/100 Dollars ($***155,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, Andrew L. Spann, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Ashby T. Gibbons, III and Paul E. Shaw, II, both unmarried, as joint tenants with right of survivorship, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. F2 of Arlington Court Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Arlington Court Condominium of record in Book 6806, Page 22, in the Register's Office for Davidson County, Tennessee, together with the undivided interest in the Common Elements appurtenant to said unit as set forth in said Master Deed

BEING the same property conveyed to Andrew L. Spann from Arlington Court Ltd., a Tennessee Limited Partnership, by deed dated July 29, 1991, of record in Book 8408, Page 584, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 1711 18th Avenue South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, and has a good right to convey it and the same is unencumbered, except as follows:

1. Matters, if any, shown on the Master Deed of Arlington Court Condominium record in Book 6806, Page 22, in the Register's Office for Davidson County, Tennessee.

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

GRANTOR FURTHER COVENANTS and binds himself and his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 17th day of October 2007.

Andrew L. Spann

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 Andrew L. Spann, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal this 17th day of October 2007.

Notary Public

My Commission Expires: 9-30-09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY