THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **Lawyers Escrow Services** **2021 Richard Jones Rd Ste.220** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $142,500.00. Affiant Subscribed and sworn to before me this 15th day of February, 2007. Notary Public SHANNON PHILBIN NOTARY PUBLIC AT My Commission Expires: DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

WARRANTY DEED

Address New Owner: James D. Kay, Jr., Elaine M. Kay 4700 Lealand Lane Nashville, TN 37220	**Send Tax Bills To:** Pinnacle National Bank 211 Commerce Street, Ste. #300 Nashville, TN 37201	**Tax Information:** Map No.160-14-0-B07.900CO Parcel No.

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, **Barbara R. Wise**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James D. Kay, Jr. and wife, Elaine M. Kay** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5779 Brentwood Trace, Brentwood, TN 37027

This property does not constitute the primary residence of the Grantees and is for investment purposes only.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of February, 2007.

Barbara R. Wise

Davidson County DEEDWARR
Recvd: 10/30/07 08:44 3 pgs
Fees:17.00 Taxes:0.00
20071030-0127708

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 15th day of February, 2007.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

BK/PG:4187/715-716
07007913

DEED	
02/21/2007	08:01 AM
BATCH	93156
MTG TAX	0.00
TRN TAX	527.25
REC FEE	10.00
DP FEE	2.00
REG FEE	1.00
TOTAL	540.25

STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

NOTE: TO DAVIDSON COUNTY REGISTER OF DEEDS: THIS WARRANTY DEED WAS INADVERTANTLY RECORDED IN WILLIAMSON COUNTY, TENNESSEE. AS EVIDENCED BY THE STAMP OF THE WILLIAMSON COUNTY REGISTER, THE STATE TRANSFER TAX ON THIS CONVEYANCE HAS ALREADY BEEN PAID.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 5779 on the Plan of 2nd Revision Brentwood Trace Condominiums of record in Plat Book 5200, page 261(erroneously referred to as Book 52 in the previous deed of record), Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Trace, a horizontal property regime established by Master Deed of record in Book 5524, page 415, amended in Book 5545, page 510, said Register's Office.

Being the same property conveyed to Barbara R. Wise by deed dated 05/09/03 from Jennifer Lynn Wise, a single person of record in Instrument No. 20030516-0067109, 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. By-Laws of Brentwood Trace, of record in Book 5524, page 424, amended in Book 5537, page 988, 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 Brentwood Trace, of record in Book 5524, page 415, amended in Book 5545, page 510, 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. All matters appearing on the Plan of record as Book 5200, page 261, Register's Office for Davidson County, Tennessee.
6. Easement of record in Book 4831, page 125, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

CERTIFICATION # 00003097

I, Sadie Wade, Register of Deeds, hereby certify this is a true and perfect copy of Instrument Number, 07007913, Book Number, 4187, page(s), 715, recorded in this office as a DEED from WISE BARBARA R to KAY JAMES D JR.

Witness the Official Signature and Seal this 16th day of October 2007.

Sadie Wade, Register

Deputy Register

