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: 49049
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/16/07 13:52 2 pgs
Fees:13.00 Taxes:659.90
20071116-0134644

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Charles T. Hankins Amy L. Hankins 264 Myhr Green Nashville, Tennessee 37221	SAME

TAX MAP-PARCEL NUMBERS: 142070C05800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$178,350.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Melinda A. Rodriguez ,married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles T. Hankins and spouse, Amy L. Hankins** 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. 58 of Ashley Green horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900 page 24, and further shown as Exhibit "C" to the Master Deed in Book 7184, page 44 as corrected in Book 7467, page 279 and amended in Book 7482, page 312, 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 R. Michael Rodriguez and wife, Melinda A. Rodriguez by deed from Rochford Realty and Construction Company, Inc., of record in Book 8623, page 412, dated and executed on May 5, 1992 and recorded on May 11, 1992 in the Register's Office for Davidson County, Tennessee. The said R. Michael Rodriguez has since died.

James Franklin Brower, Jr., spouse of Melinda A. Rodriguez joins in this conveyance for the sole purpose of conveying any and all marital interest he may have in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, Page 24 and further shown as Exhibit "C" to the Master Deed in Book 7184, page 44, as corrected in Book 7467, page 279, amended in Book 7482, page 312, said Register's Office, which Plan shows minimum building set back lines and easements to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 7184, page 44, corrected in Book 7467, page 279 and amended in Book 7482, page 312, 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: 264 Myhr Green, Nashville, Tennessee 37221.

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 15th day of November, 2007.

Melinda A. Rodriguez

Melinda A. Rodriguez

James Franklin Brower, Jr.

James Franklin Brower, Jr.

State of TENNESSEE

County of DAVIDSON

On this 15th day of November, 2007 , before me the undersigned authority, personally appeared Melinda A. Rodriguez and James Franklin Brower, Jr., 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: My Commission Expires May 2, 2011

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 $178,350.00

Affiant

Sworn and subscribed before me this the 15th day of November, 2007

Notary Public

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011