THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27174-11-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $464,500.00. Affiant Subscribed and sworn to before me this 29th day of November, 2007. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires August 23, 2011

Davidson County DEEDWARR
Recvd: 12/03/07 14:50 2 pgs
Fees:13.00 Taxes:1718.65
20071203-0139988

WARRANTY DEED

Address New Owner: Janet Parsons Glasscock 3721 Auburn Lane Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116080G217.00CO

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, **Stephen D. Blanchard and wife, Sarina P. Blanchard**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Janet Parsons Glasscock** ("Grantee"), its 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 3721 Auburn Lane, Nashville, TN 37215

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 29th day of November, 2007.

Stephen D. Blanchard

Sarina P. Blanchard

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Stephen D. Blanchard and Sarina P. Blanchard**, 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, at office, this 29th day of November, 2007.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
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EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 5 on the Plan of (2nd Revision) Chestnut Hill Condominiums (Sugartree, Phase #V) of record in Plat Book 5200, page 537, 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 Chestnut Hill, a horizontal property regime established by Master Deed of record in Book 5560, page 763, said Register's Office.

Being the same property conveyed to Stephen D. Blanchard and wife, Sarina P. Blanchard by deed dated March 29, 2007 from Diane D. Reese, unmarried, of record in Instrument No. 20070402-0039228, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. By-Laws of The Association of Owners of Chestnut Hill, of record in Book 5560, page 772, Register's Office for Davidson County, Tennessee.
3. Easement to Middle Tennessee Electric Membership Corporation of record in Book 7061, page 100, Register's Office for Davidson County, Tennessee.
4. 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 Chestnut Hill, of record in Book 5560, page 763, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 5200, page 537, Register's Office for Davidson County, Tennessee.