THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***155,500.00

Affiant

Davidson County DEEDWARR
Recvd: 12/04/07 09:51 2 pgs
Fees:13.00 Taxes:575.35
20071204-0140190

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 30th day of November 2007.

Notary Public

My Commission Expires: 9.30.09

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NO.**
Deborah L. Wilks	Countrywide Bank, FSB	MAP 114-11-0A
7470 Charlotte Pike	3011 Armory Drive #120	PARCEL 018.00CO
Nashville, Tennessee 37209	Nashville, Tennessee 37204	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty-Five Thousand Five Hundred and 00/100 Dollars ($***155,500.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, Christopher M. Banet, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Deborah L. Wilks, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 118 of West Hills Condominiums, 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 and By Laws, of record in Instrument No. 20001212-0122257, Supplement and Amendment of record in 200210210128687, Instrument No. 20020125-0010757, Instrument No. 20020125-0010758 and Instrument Number 200401150006459, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of West Hills Condominiums, as shown on Exhibit "A" of to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Christopher M. Banet, unmarried, from Martha Ann Clark, unmarried, by deed dated May 18, 2005, of record as Instrument No. 20050520-0057302, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 7470 Charlotte Pike, Nashville, Tennessee 37209.

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, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE 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:

FILE BOX 45

1. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of West Hills Condominiums of record in of record in Book 200012120122257, as supplemented in Instrument No. 200201250010757 and amended in Instrument No. 200201250010758, Instrument No. 200210210128687 and Instrument No. 200401150006459, Register's Office for Davidson County, Tennessee.

2. Charter of Record as Instrument No. 20001212-0122256; Storm Water Detention Agreements of record as Instrument Nos. 20001208-0121328 & 20030506-0060048; Agreements for Dedication of Easements for Sanitary Sewers of record in Book 5222, Pages 720 & 723, Register's Office for Davidson County, Tennessee.

3. Easement for Family Cemetery of record in Book 2484, Page 315, Register's Office for Davidson County, Tennessee.

4. Site Plat for West Hills Condominiums of record as Instrument No. 20020821-0101251.

5. Subject to a lien for special assessments as contained in the restrictions.

6. Subject to rights of others in and to the common areas and/or elements.

7. Any other covenants, conditions, restrictions, reservations, charters and/or easements, 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 GRANTEE, and her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 30th day of November 2007.

Christopher M. Banet

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 Christopher M. Banet, the bargainor, 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 and official seal this 30th day of November 2007.

Notary Public

My Commission Expires: 9-30-09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY