THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27179-11-2007** **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: $224,000.00. Affiant Subscribed and sworn to before me this 30th day of November, 2007. Notary Public My Commission Expires:

My Commission Expires MAY 2, 2011

WARRANTY DEED

Address New Owner: Jenny Gilliand 2015 Stokes Lane Nashville, TN 37215	**Send Tax Bills To:** Countrywide Bank, FSB 1199 North Fairfax Sr. # 500 Alexandria, VA 22314	**Tax Information:** Map and Parcel No.: 117070M032.00CO

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, **Scott Carlton Fendley**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jenny Gilliand, an unmarried woman** ("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 2015 Stokes 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 30th day of November, 2007.

Scott Carlton Fendley by carolyn akins attorney in fact

Scott Carlton Fendley
by Carolyn Akins, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 12/10/07 13:51 2 pgs
Fees:13.00 Taxes:828.80
20071210-0142392

STATE OF TENNESSEE, COUNTY OF DAVIDSON

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, **Carolyn Akins**, 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 on behalf of **Scott Carlton Fendley** as he Attorney-In-Fact, as the free act and deed of the within named **Scott Carlton Fendley**.

Witness my hand and official seal at Nashville, Tennessee this 30th day of November, 2007.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC

Notary Seal present, but could not be reproduced.

My Commission Expires MAY 2, 2011

Bill Garrett
Davidson County Register of Deeds

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2015, together with the appurtenant interest in the common elements of Fairsted Park Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20021121-0145225, amended in Instrument No. 20030328-0041138, Register's Office for Davidson County, Tennessee said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Resubdivision of Woman's Club of Nashville of record in Plat Book 6200, page 383, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Scott Carlton Fendley by deed dated February 21, 2003 from Fairsted Partners, a Tennessee General Partnership of record in Instrument No. 20030227-0026051, 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. Restrictive covenants contained in an instrument of record in Book 9619, page 112, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
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 Fairsted Park Condominiums, of record in Instrument No. 20021121-0145225, amended in Instrument No. 20030328-0041138, 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. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3921, page 507, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6200, page 383, Register's Office for Davidson County, Tennessee.
7. Right of Way Agreement recorded in Book 9921, page 620, Register's Office for Davidson County, Tennessee.