Box 8

Davidson County DEEDWARR
Recvd: 12/17/07 13:30 2 pgs
Fees:13.00 Taxes:728.90
20071217-0144608

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

John W. Kirkland
4507A Indiana Avenue
Nashville, TN 37209

SEND TAX BILL:

Mortgagee

MORTGAGEE:

SunTrust Mortgage Inc.
P.O. Box 79041
Baltimore, MD 21279-0041

MAP AND PARCEL:
MAP 91-12
PARCEL P/O 70

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Westover Partners, LLC, a Tennessee limited liability company** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **John W. Kirkland** ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 4507A, together with the appurtenant interest in the common elements of the 4507 Westover Townhome Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20071204-0140481, 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.
>
> Being part of the same property conveyed to James E. Phelps, Jr. and wife, T. Elaine Phelps by deed from James D. Roney, Conservator for the person and estate of Elmer Marion Sullivan of record in Inst. No. 20070502-0052465, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Westover Partners, LLC, a Tennessee limited liability company, by deed from James E. Phelps, Jr. and wife, T. Elaine Phelps of record in Instrument No. 20071204-0140480, said Register's Office.
>
> This conveyance is made subject to the taxes for 2008 and subsequent years; The Plan, with Owner's Certificate of record in Instrument No. 20071204-0140481, said Register's Office to which plan reference is made for a more complete description; the provisions of the condominium Master Deed of record in Instrument No. 20071204-0140481, 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 4507A Indiana Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 14th day of December, 2007.

Westover Partners, LLC

BY: X _____
James E. Phelps, Jr., Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared James E. Phelps, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Westover Partners, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as such Chief Manager.

Witness my hand and official seal this the 14th day of December, 2007.

_____
Notary Public

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

My Commission Expires: 1/24/09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $197,000.00

_____
AFFIANT

Subscribed and sworn to before me
this 14th day of December, 2007.

_____
NOTARY PUBLIC

DEBORAH H. BERRIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 3-20-2010