This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
315 Deaderick Street
Regions Center
Suite 1710
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 12/19/07 13:01 2 pgs
Fees:13.00 Taxes:858.40
20071219-0145658

STATE OF TENNESSEE,
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $232,000.00

Affiant

Subscribed and sworn to before me,

this 7th day of DECEMBER, 2007.

Notary Public

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Kenneth Ray Read 4487 Post Place, Unit 99 Nashville, Tennessee 37205	Taylor, Bean & Whitaker Mortgage Mailstop: S, 1417 N. Magnolia Ave. Ocala, FL. 34475-9078	103-15-0-B-99.CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Wayne E. Ripley, III**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Kenneth Ray Read**, an individual, hereinafter called the Grantee, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 99 on the Plan of Lion's Head Condominium Apartments of record in Plat Book 5200, Page 82, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description, together with the appurtenant interest in the common elements of Lion's Head Condominium Apartments, a horizontal property regime established by Master Deed and By-Laws of record in Book 5340, Page 70, and as corrected in Book 5342, Page 683 , Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wayne E. Ripley, III, unmarried, by Deed from Gerrit Albert and wife, Leslie Albert and John C. Albert, married, of record in Instrument No. 20020605-0068172, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4487 Post Place, Unit 99 Lion's Head, Nashville, Tennessee 37205.

This property is made subject to the following:

1. 2007 County Taxes a lien, due and payable and being prorated between Seller and Buyer at time of closing.

2. 2008 County Taxes and all subsequent years a lien not yet due and payable.

3. Subject to all matters on Plat Plan of record in Book 5200, Page 82 and all matters of record in Master Deed of record in Book 5340, Page 70 and as corrected in Book 5342, Page 683, Register's Office for Davidson County, Tennessee.

4. Subject to By-Laws of record in Book 5340, Page 121, Register's Office for Davidson County, Tennessee.

5. Subject to Charter for the Homeowner's Association of record in Book 5342, Page 2, Register's Office for Davidson County, Tennessee.

6. Subject to Easements of record in Book 6909, Page 212; Book 7196, Page 827; Book 3324, Page 527; Book 3376, Page 102; Book 3969, Page 788; Book 4995, Page 32; Book 4889, Page 140 and in Book 4675, Page 134, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 7th day of December, 2007.

By: _____

Wayne E. Ripley, III

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Philip Davis Alexander, a Notary Public in and for said County and State, the within named Wayne E. Ripley, III, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 7th day of December, 2007.

_____
NOTARY PUBLIC

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010