Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood TN 37027

Davidson County DEEDWARR
Recvd: 12/26/07 08:14 2 pgs
Fees:13.00 Taxes:846.56

20071226-0146831

WARRANTY DEED

This Instrument Prepared by ~~& return to~~:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $228,800.00.

Affiant

Subscribed and sworn to before me
This ___ day of December, 2007

Notary exp:_____

STACY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

Address of new owners:	Send tax bills to:	Map & Parcel
3000 Vanderbilt Place #402	New Owner	104-02-4B-402
Nashville, TN 37212		

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **April D. Higuera, an unmarried individual**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Betty H. Lee, unmarried** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 402 of Bristol West End, a Condominium Development 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, under the Master Deed establishing Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof, said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit '0' to said Master Deed, as amended in Instrument No. 20070629- 0077729, said Register's Office.

Being the same property conveyed to APRIL D. HIGUERA, UNMARRIED, by deed from BRISTOL WEST END VENTURES, INC., A TENNESSEE CORPORATION, of record as Instrument No. 20071011-0121049, dated October 10, 2007, said Register's Office.

The Conveyance of the above-described parcel of land is subject to the following

1. The 2007 County and/or City property taxes have been prorated between the two parties.
2. Matters shown on the Plan of record as Instrument No. 20060801-0093560, said Register's Office.
3. Master Deed of record as Instrument No. 20070503-0053313, as amended as Instrument No. 20070629-0077729, Register's Office for said County.
4. Restrictive Covenants contained in instrument of record as Instrument No. 20050105-0001970, said Register's Office.
5. Stormwater Detention Agreement of record as Instrument No. 20050603-0062976, said Register's Office.
6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20040615-0070569, said Register's Office.
7. Temporary Easement of record as Instrument Nos. 20060405-0039176 and 20060320-0031877, said Register's Office.
8. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

x The property is improved with an address of: **3000 Vanderbilt Place # 402, Nashville, TN 37212**

OR The property is unimproved.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with

the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 14th day of December 2007.

April D. Higuera, by her Attorney in fact, Owen Trinkler

April D. Higuera

State of Tennessee

County of Davidson

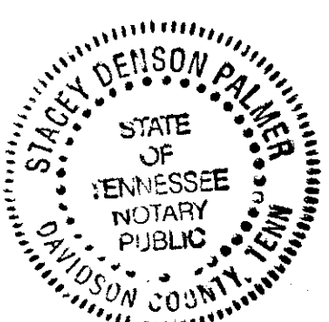
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Owen Trinkler, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of April D. Higuera, and acknowledged that he/she executed the same as the free act and deed of said and for the purposes therin contained, by virtue who acknowledged that he executed the within instrument for the purposes therein contained. Said Power of attorney duly executed and appearing of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee. 20071226-0146830

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

Stacey Denson Palmer

Notary Public

Commission expires: _____



My Commission Expires NOV. 22, 2008