THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File #27398-01-2008** **Record & Return To:** Premier Escrow LLC	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $497,378.28. Affiant Subscribed and sworn to before me this 28th day of February, 2008. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Marcus H. Mendenhall Cheryl L. Mendenhall 3189 Parthenon Ave., Unit 1 Nashville, TN 37209	**Send Tax Bills To:** Franklin American Mortgage Co. 501 Corporate Ctr., #400 Franklin, TN 37067	**Tax Information:** Map and Parcel No. 104021E00100CO

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, **Wilson P. Burton, Jr. and wife, Joy K. Burton**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marcus H. Mendenhall and wife, Cheryl L. Mendenhall** ("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 3189 Parthenon Ave., Unit 1, Nashville, TN 37209

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 28th day of February, 2008.

Wilson P. Burton, Jr.

Joy K. Burton

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Wilson P. Burton, Jr. and Joy K. Burton**, 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, at office, this 28th day of February, 2008.

Notary Public

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 02/29/08 11:19 2 pgs
Fees:13.00 Taxes:1840.30

20080229-0020110

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. Unit No. 1, together with the appurtenant interest in the common elements of The Rise at West End Park horizontal property regime with private elements established by Master Deed, of record in Instrument No. 20060925-0118556 and amended in Instrument No. 20070913-0110095, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned amendment to Master Deed, and being located upon Lots Nos. 78 and 79 on the Revised Plan of West End Park of record in Plat Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Wilson P. Burton, Jr. and wife, Joy K. Burton by Deed dated December 29, 2005 from Albert Lucien Dale and wife, Mildred Beaty Dale of record in Instrument No. 20051230-0156838, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of The Rise At West End Park Townhomes Corporation of record in Instrument No. 20070913-0110096, Register's Office for Davidson County, Tennessee.
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 The Rise at West End Park, of record in Instrument No. 20060925-0118556 and amended in Instrument No. 20070913-0110095, 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. All matters appearing on the Plan of record as Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee.