This Instrument Was Prepared By:
Mooreland Title Company, LLC
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $142,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of February, 2008.

Notary Public

My Commission Expires: 1-30-10

LINDA J. OTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/07/08 14:54 2 pgs
Fees:13.00 Taxes:525.40
20080307-0023538

Address New Owner:	Send Tax Bill To:	Map & Parcel:
J. Todd Morris 7005 Lenox Village Drive, Unit C-4 Nashville, TN	Same	172-12-D-24.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, **Shannon Williams-Frost, formerly known as Shannon Williams,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **J. Todd Morris and Timothy B. Morris,** hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. C-4 of Section One, The Town Center Homes at Lennox Village, of record as Instrument No. 20031120-0169460, and as Exhibit "B" of Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Shannon E. Williams by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated November 5, 2004 of record in Instrument No. 20041109-0135178, Register's Office for Davidson County, Tennessee..

This conveyance in made subject but not limited to the following:

1. Charter of Lenox Village Town Center Association, Inc. of record in Instrument No. 20031212-0153550, said Register's Office.
2. Master Deed and Restrictions of record in Instrument No. 20020315-0032825, and Supplemental Master Deed Restrictions in Instrument No. 20021226-0158459, said Register's Office.
3. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record in Instrument No. 20020315-0032826, and Supplemental Declaration of Charter in Instrument No. 20031212-0178492, said Register's Office.
4. Ingress/Egress Easement of record in Instrument No. 20010103-0000902, said Register's Office.
5. Easement for sanitary sewer, water mains and appurtenances of record in Instrument No. 20011129-0130322, said Register's Office.
6. Storm Water Detention Agreement granted to Metropolitan Government of Nashville and Davidson County, TN, of record in Book 7361, Page 230 and in Instrument No. 20020408-0042676, said Register's Office
7. Charter of Lenox Village Neighborhood Association, inc. of record in Instrument No. 20020412-0045831, said Register's Office.
8. All assessments and taxes due in 2008 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 7005 Lenox Village Drive, Unit C-4, Nashville, TN .

TO HAVE AND TO HOLD the said parcel 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, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of February, 2008.

Shannon Williams-Frost

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Shannon Williams-Frost,** the within named bargainor, 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 for the purposes therein contained.

Witness my hand at Brentwood, TN, this 29th day of February, 2008.

Notary Public

My Commission Expires: 1-30-10

LINDA J. OTT
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY