PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 03/18/08 15:03 2 pgs
Fees:13.00 Taxes:506.90
20080318-0027324

W & I Ref:(dm) Title No: 49249
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Andrea H. Gast 1900 Richard Jones Road #K-3 Nashville, Tennessee 37215	SunTrust Mortgage, Inc. 401 Commerce Street Suite 6100 Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 117150A13500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$137,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Gast and spouse, Kathy Boyle Gast**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrea H. Gast** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. K-3 of Green Hills Terrace, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 64, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to David Gast and spouse, Kathy Boyle Gast by deed from Edward B. Vanvoorhees, Jr., married dated July 13, 2005 and recorded on July 21, 2005 of record in Doc. No. 20050721-0085082 Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Page 64, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Easement by M.C. Morris and Sidney Averbach, dedicated by Instrument of record in Book 4320, page 896, said Register's Office, which is as follows: "Do hereby dedicate and grant a permanent easement, for the common use and enjoyment of and by all tenants now or hereafter residing on either of the aforedescribed tracts encompassing the said apartment project, but subject to the lien of the deed of trust held by Mutual Benefit Life Insurance Company, which is of record in Book 3951, page 546, of the following area and improvements now or hereafter constructed or situated upon one or both of the said tracts; all walks, drive, parking area, swimming pool, laundry, party room and common recreation area" Easement granted to Metropolitan Government for Sanitary Sewers and/or Storm Drainage of record in Book 3879, page 569, said Register's Office. The provisions of the condominium Master Deed of record in Book 5304, page 702, Book 5304, page 745, Book 7841 page 557, Book 9830 page 191, 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: 1900 Richard Jones Road # K-3, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of March, 2008.

David Gast

Kathy Boyle Gast

State of GEORGIA
County of Clarke

On this 13th day of March, 2008 , before me the undersigned authority, personally appeared David Gast and Kathy Boyle Gast , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

NOTARY PUBLIC, JACKSON COUNTY, GEORGIA
MY COMMISSION EXPIRES JUNE 16 2009

My Commission Expires: _____

Notary

JACKSON COUNTY GEORGIA NOTARY PUBLIC DEBBIE HARPER

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $137,000.00

Affiant

Sworn and subscribed before me this the 13th day of March, 2008

Notary Public

My Commission Expires: 3-20-2010

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