PREPARED BY (AND RETURN TO):

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BOX 10-A

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

W & I Ref:(dm) Title No: 49267
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/07/08 09:52 2 pg:
Fees:13.00 Taxes:760.87

20080407-0034765

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sarah Leith Owen 2003 Stokes Lane Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 117070M03800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$205,640.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Katherine A. Hoeft , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sarah Leith Owen** 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. 2003 of Fairsted Park Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Doc. No. 20021121-0145225 amended in Doc. No. 20030328-0041138, 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 property conveyed to Katherine A. Hoeft, unmarried by deed from Fairsted Partners, a Tennessee General Partnership dated May 25, 2003 and recorded on June 9, 2003 of record in Doc. No. 20030609-0078975, 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 Exhibit "C" to the Master Deed in Doc. No. 20021121-0145225 amended in Doc. No. 20030328-0041138, 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. The provisions of the condominium Master Deed of record in Doc. No. 20021121-0145225 amended in Doc. No. 20030328-0041138, Restrictions in Book 9619, page 112, 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: 2003 Stokes Lane, 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 2 day of April, 2008.

Katherine A. Hoeft

State of Georgia
County of Columbia

On this 2nd day of April, 2008 , before me the undersigned authority, personally appeared Katherine A. Hoeft, 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.

My Commission Expires: 1-17-2011

Notary

Notary Public, Columbia, State of Georgia
My Commission Expires 01-17-2011

State of Georgia
County of Columbia

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $205,640.00

Affiant

Sworn and subscribed before me this the 4 day of April, 2008

Notary Public

My Commission Expires: