PREPARED BY (AND RETURN TO):

BOX 10-A

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

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(dm) Title No: 49323
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/25/08 11:09 3 pg:
Fees:18.00 Taxes:957.93
20080425-0042311

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Larry D. Brown Pamela Lynn Brown 320 Old Hickory Blvd. #1400 Nashville, Tennessee 37221	SunTrust Mortgage Inc. 401 Commerce Street, Suite 6100 Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 128120A08400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$258,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gerald J. Wilmink, married Karen J. Cameratta, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Larry D. Brown and spouse, Pamela Lynn Brown** 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. 84 building 14 of Eagle Ridge at the Reserve, Section 14, Phase 1A, horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit A to the Master Deed of record in Instrument No. 20011011-0110875 and amended in Instrument No. 20020524-0063779, Register's Office for said County, to which source reference is hereby made for more complete 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 Gerald J. Wilmink, unmarried and Karen J. Cameratta, married by warranty deed from Eagle Ridge at the Reserve, LLC, a Tennessee limited liability Company dated Sept 30, 2003 and recorded on Oct. 3, 2003 of record in Doc. No. 20031003-0146112, Register's Office for Davidson County, Tennessee, by Quitclaim Deed of record in Doc. No. 20040102-0000093, dated Dec. 29, 2003 and recorded on Jan. 1, 2004, subject property was conveyed to Gerald J. Wilmink unmarried and Karen J. Cameratta, married, as tenants in common with Right of Survivorship.

Kimberly Barlow Wilmink, spouse of Gerald J. Wilmink joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Subject property has never been the primary residence of Karen J. Cameratta , or her spouse.

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 "A" of the Master Deed and By-Laws of record in Instrument No. 20011011-0110875 and amended in Instrument No. 20020524-0063779 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 Instrument No. 20011011-0110875 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: 320 Old Hickory Boulevard # 1400, Nashville, Tennessee 37221

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 18th day of April, 2008.

Gerald J. Wilmink

Karen J. Cameratta

Kimberly Barlow Wilmink

Kimberly Barlow Wilmink

State of Texas
County of Bexar

On this 18th day of April, 2008 , before me the undersigned authority, personally appeared Gerald J. Wilmink and Kimberly Barlow Wilmink 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: 12/29/10

Notary

ROBIN HILARY PENDER
My Commission Expires
December 29, 2010

State of Ohio
County of _____

On this _____ day of April, 2008 , before me the undersigned au[illegible] personally appeared Karen J. Cameratta 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: _____

Notary

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 $258,900.00

Chris Lind

Affiant

Sworn and subscribed before me this the 24 day of April, 2008

ALISON L. RUTLEDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23 2009

Alison L. Rutledge

Notary Public

My Commission Expires: _____

Wldoc: Deed Wty—12/92

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 18th day of April, 2008.

Gerald J. Wilmink

Karen J. Cameratta

Kimberly Barlow Wilmink

State of Texas

County of _____

On this _____ day of April, 2008 , before me the undersigned authority, personally appeared Gerald J. Wilmink and Kimberly Barlow Wilmink 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: _____

Notary

State of Ohio

County of CUYAHOGA

On this 18th day of April, 2008 , before me the undersigned authority, personally appeared Karen J. Cameratta 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: _____

Notary

JOSEPH A. GAMBINO, Attorney
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

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 $258,900.00

Affiant

Sworn and subscribed before me this the 24 day of April, 2008

My Commission Expires: _____

Notary Public

ALISON RUTLEDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23 2009