Davidson County DEEDWARR
Recvd: 05/02/08 10:13 2 pgs
Fees:13.00 Taxes:1110.00

20080502-0044981

WARRANTY DEED

G-FWM-08-303

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF April, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Webb IV	First Horizon Home Loans	
2600 Hillsboro Pike Unit 303 (ADDRESS)	(NAME) 1555 W. Walnut Hill Lane, Ste. 200 (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Irving, TX 75038 (CITY) (STATE) (ZIP)	117-3-H-303 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES A. WEBB III, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES A. WEBB IV, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 303, GARAGES G25 AND G26, STORAGE SPACE S33, THE ENCLAVE AT HILLSBORO VILLAGE CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20051005-0119789, AMENDED AT INSTRUMENTS 20060210-0016562 AND 20060919-0116052, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO JAMES A. WEBB, III BY SPECIAL WARRANTY DEED FROM NASHVILLE ENCLAVE, L.P., A TEXAS LIMITED PARTNERSHIP (F/K/A NASHVILLE ENCLAVE APARTMENTS, L.P., A TEXAS LIMITED PARTNERSHIP), RECORDED ON THE 6TH DAY OF DECEMBER, 2006 IN INSTRUMENT NO. 20061206-0151034, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

NOTE: THIS IS NOT THE "PRIMARY" OR "MARITAL RESIDENCE" OF SAID GRANTOR.

unimproved ( )
This is improved (X) property, known as 2600 Hillsboro Pike Unit 303, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 23rd day of April, 2008.

James A. Webb III

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James A. Webb III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of April, 2008.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903