THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 168,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF MAY, 2008. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Duprey	Wachovia Mortgage, FSB	MAP 143-01-0-A
113 Windsor Terrace Drive	1100 Corporate Center Drive	PARCEL 113.00 CO
Nashville, TN 37221	Raleigh, NC 27607	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Vickie L. Sullivan, a single person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Duprey and Jennifer L. Fees** as tenants in common with right of survivorship.
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being a Condominium Apartment identified as Unit number 113 of Windsor Terrace Condominiums, Phase II horizontal property regime created pursuant to the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and as shown on the Plat of record in Book 6250, page 869 and as shown on Exhibit "C" to the amendment to the Master Deed of record in Book 7436, page 667, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made, 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 Vickie L. Sullivan by deed recorded as instrument number 20021101-0134366, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is(X) IMPROVED property known as **113 Windsor Terrace Drive, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this the 2nd day of May, 2008.

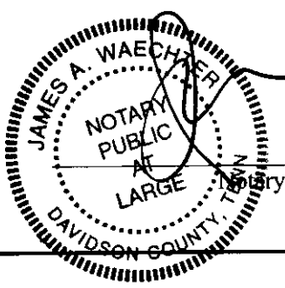
Vickie L. Sullivan by Cynthia Sullivan Allen
Vickie L. Sullivan by Cynthia Sullivan Allen, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 05/09/08 12:02 2 pg
Fees:13.00 Taxes:621.60
20080509-0048231

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia Sullivan Allen, 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 on behalf of Vickie L. Sullivan , as her Attorney in Fact, as the free act and deed of the within named .

Witness my hand and official seal this the 2nd day of May, 2008.



My Commission expires 4-9-12

Notary Public