PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Davidson County DEEDWARR
Recvd: 05/21/08 13:27 2 pgs
Fees:13.00 Taxes:1942.50
20080521-0052194

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(__gj___) Title No: 49381

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Edson James Andrews, Jr. Winifred Andrews 404 Village Hall Place Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 131020M00300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$525,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **H. Brooks Morgan and spouse, Ruth P. Morgan**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Edson James Andrews, Jr. and spouse, Winifred Andrews** 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. 2128 of Village Hall (also known as 404 Village Hall Place, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Doc. No. 20050510-0052650 amended in Doc. No. 20060601-0064170 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 H. Brooks Morgan and wife, Ruth P. Morgan by Warranty Deed from Haury and Smith Contractors, Inc., dated November 6, 2006 and recorded on November 8, 2006 of record in Doc. No. 20061108-0138765, 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 "B" to the Master Deed of record in Doc. No. 20050510-0052650 amended in Doc. No. 20060601-0064170, 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. 20050510-0052650, amended in Doc. No. 20060601-0064170, 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; Boundary Plat of Village Hall of record in Doc. No. 20041001-0118509, said Register's Office; Possible burial vault in a pile of dressed stones at the northerly portion of said lot; Stormwater Detention Agreement of record in Doc. No. 20040720-0086493, said Register's Office and a 30 x 40 foot Bell South Easement of record in Book 11740, page 614, said Register's Office.

This is improved property, known as: 404 Village Hall Place, 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 16th day of May, 2008.

H. Brooks Morgan

Ruth P. Morgan

State of TENNESSSEE

County of DAVIDSON

On this 16th day of May, 2008 , before me the undersigned authority, personally appeared H. Brooks Morgan and Ruth P. Morgan , 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

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

State of TENNESSSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $525,000.00

Affiant

Sworn and subscribed before me this the 19th day of May, 2008

Notary Public

My Commission Expires: 3-20-2010 DEBORAH N. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.