Mail:

MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

WARRANTY DEED

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 6-14-2008

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $250,000.00.

Affiant

Subscribed and sworn to me on May 19, 2008.

NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 05/22/08 14:02 3 pgs
Fees:18.00 Taxes:925.00
20080522-0052685

THIS INSTRUMENT WAS PREPARED BY:
Julie Bhattacharya Peak
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23259SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Alan J. Taylor 2023 Stokes Lane Nashville, TN 37215	New South Federal Savings Bank 213 Overlook Circle, Ste. A4 Brentwood, TN 37027	117-7-M-044.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William M. Oldham and wife, Julie Schreiner-Oldham, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Alan J. Taylor, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 2023, together with the appurtenant interest in the common elements of Fairsted Park Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20021121-0145225, Register's Office for Davidson County, Tennessee said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Resubdivision of Woman's Club of Nashville of record in Plat Book 6200, page 383, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William M. Oldham and wife, Julie Schreiner-Oldham, by Warranty Deed from Fairsted Partners, a Tennessee general partnership of record as Instrument No. 20030724-0103838, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Restrictive covenants contained in a instrument of record in Book 9619, page 112, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas,

contained in the Master Deed for Fairsted Park Condominiums of record in Instruction No. 20021121-0145225, amended in Instrument No. 20030328-0041138, Register's Office for Davidson County, Tennessee.

5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A., Sections 66-27-101, et seq.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3921, page 507, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record in Plat Book 6200, page 383, Register's Office for Davidson County, Tennessee.
8. Right of Entry Agreement of record in Book 9921, page 620, Register's Office for Davidson County, Tennessee.
9. Rights of others in and to common areas/elements.
10. Subject to a lien for special assessments as provided for in said Master Deed.

This property is also known as improved property located at 2023 Stokes Lane, Nashville, TN 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, his heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they are lawfully seized 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; and GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on May 19, 2008.

William M. Oldham

Julie Schreiner-Oldham

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 19, 2008, before me personally appeared William M. Oldham and Julie Schreiner-Oldham to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on May 19, 2008.

NOTARY PUBLIC

My Commission Expires:

JULIE BHATTACHARYA PEAK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Julie Bhattacharya Peak
My Commission Expires
September 25, 2010
STATE OF TENNESSEE