WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,250,000.00.

Affiant

Subscribed and sworn to me on May 14, 2008.

NOTARY PUBLIC

My Commission Expires: 8/23/11

TARA STEWARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 06/16/08 11:01 2 pgs
Fees:13.00 Taxes:4625.00

20080616-0061601

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Robert L. Hayes, Beverly A. Feagin 3821 West End Avenue, Unit 301 Nashville, TN 37205	SAME	104090R30100CO

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, 3821 West End General Partnership, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Robert L. Hayes and wife, Beverly A. Feagin, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Unit 301, as described in Exhibit B to the Master Deed of The Southgate Condominiums, of record in Instrument No. 20060307-0026322, Register's Office for Davidson County, Tennessee, amended in Instrument 20070606-0068095, said Register's Office, to which Master Deed reference is hereby made for a more complete legal description.

Being further the same property conveyed from 3821 West End Developers, LLC to 3821 West End General Partnership, dated December 1, 2007 and recorded in Instrument No. 20080616-0061600, 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 and subsequent taxes are assumed by the Grantees;
2. All matters on the survey dated 3/29/05 of record as Instrument No. 20040315-0029283, recorded by R. Scot Cherry, Tennessee license number 1512, and all matters on the survey dated 6/19/03, Project number 03095, recorded by Steven D. Delle, Tennessee license number 1710, Register's Office for Davidson County, Tennessee;
3. All matters as shown on subdivision plat of record in Plat Book 332, Page 152, said Register's Office;
4. Stormwater Quality Agreement of record in Instrument No. 20060126-0009700, said Register's Office;
5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20060126-0009703, said Register's Office;
6. Master Deed of The Southgate Condominiums of record in Instrument No. 20060307-0026322, said Register's Office;
7. Amendment to the Master Deed of The Southgate Condominiums of record in Instrument No. 20070606-0068095, said Register's Office;
8. Consolidation Plat of West End Rochford, of record as Instrument No. 20050622-0071650, said Register's Office; and
9. 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.

This property is also known as improved property located at 3821 West End Avenue, Unit 301, Nashville, TN 37205.

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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, its successors 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 June 12, 2008.

3821 West End General Partnership

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Ed Cooper, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a General Partner of 3821 West End General Partnership, a Tennessee general partnership, the within named bargainor, and that he as such General Partner executed the foregoing instrument for the purposes therein contained, by signing for 3821 West End General Partnership by himself as General Partner.

WITNESS MY HAND AND OFFICIAL SEAL, this the 12th day of June, 2008.

Tara Steward
NOTARY PUBLIC

My Commission Expires: 8/23/11

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY