Record & Return to:
FIRST TITLE AND ESCROW COMPANY, INC.
File Box 9B FTEC File #27733

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
130 Fourth Avenue South, P. O. BOX 40
FRANKLIN, TN 37065
Telephone (615) 790-2444 Fax (615) 261-1059

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $210,000.00.

Affiant

Sworn to and subscribed before me this 17th day of June, 2008.

Notary Public

My Commission Expires: 11-14-09

MARY ESTHER CHAMPION NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires NOV 14, 2009

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Jennifer R. Frey Barbara P. Frey	2019-B Beech Avenue	KeyBank National Association	105 10 0 B 002.00 CO
2019-B Beech Avenue	Nashville, TN 37204	127 Public Square	
Nashville, TN 37204		Cleveland, OH 44114	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Ten Thousand and 00/100 Dollars ($210,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **KENNETH JAMES SANNEY, an unmarried person** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **JENNIFER R. FREY, an unmarried person and BARBARA P. FREY, an unmarried person,** (Grantees), their heirs, successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 2 in Waverly Place, a Private Element Horizontal Property Regime, located on Beech Avenue and Benton Avenue in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Waverly Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20040429-0048517, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Waverly Place Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20040429-0048517, and By-Laws appended thereto, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to Kenneth James Sanney, an unmarried person, by Warranty Deed dated June 23, 2004 from Craighead Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20040625-0075431 and as re-recorded to correct the house number in the property address in Instrument No. 20050126-0009414, Register's Office for Williamson County, Tennessee.

This is improved property known as 2019-B Beech Avenue, Nashville, TN 37204

The property is subject to the following:

1. Placement of Units as shown on Exhibit "C" to Declaration of Covenants, Conditions and Restrictions of Waverly Place Townhomes of record in Instrument No. 20040429-0048517, Register's Office for Davidson County, Tennessee;

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Davidson County DEEDWARR
Recvd: 06/20/08 16:02 3 pgs
Fees:18.00 Taxes:777.00
20080620-0063916

2. Quitclaim Deed for open space to Waverly Place Townhouse Corporation of record in Instrument No. 20041230-0155032, Register's Office for Davidson County, Tennessee;

3. Charter of Waverly Place Townhouse Corporation of record in Instrument No. 20040429-0048518, Register's Office for Davidson County, Tennessee;

4. Stormwater Detention Agreement of record in Instrument No. 20031008-0149516, Register's Office for Davidson County, Tennessee;

5. Restrictive Covenants of record in Book 720, Page 243, Register's Office for Davidson County, Tennessee;

6. Those matters set forth on the Plat of record in Plat Book 332, Pages 130 and 151, Register's Office for Davidson County, Tennessee;

7. Declaration of Covenants, Conditions and Restrictions of Waverly Place Townhomes of record in Instrument No. 20040429-0048517, Register's Office for Davidson County, Tennessee;

8. Common Wall rights and restrictions reserved and granted in deeds of record in Book 5786, Pages 355 and 357, Register's Office for Davidson County, Tennessee; and

9. Notice of Completion of record in Instrument No. 20040625-0075430, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever.

And Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except by taxes for the year 2008 which are a lien but not yet due and payable to be paid by Grantees, applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 17th day of June, 2008.

KENNETH JAMES SANNEY

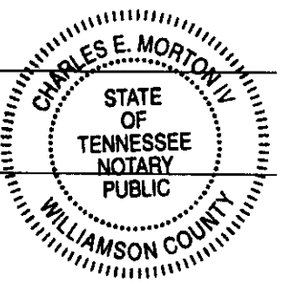
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **Kenneth James Sanney, an unmarried person,** with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument with full knowledge of its contents and for the purposes therein contained.

Witness my hand and official seal this 17 day of June, 2008.

Notary Public

My Commission Expires:



COMM. EXPIRES: 3-14-2009