This instrument prepared by:
Stephen L. Carpenter, Esq.
CARPENTER & LEWIS PLLC
10413 Kingston Pike, Suite 200
Knoxville, Tennessee 37922

GRANTOR: MICHELLE T. FENSTERMAKER

GRANTEE: ROY E. FENSTERMAKER, JR. AND MICHELLE T. FENSTERMAKER, AS CO-TRUSTEES UNDER MICHELLE T. FENSTERMAKER LIVING TRUST DATED JUNE 25, 2008

PARCEL ID: MAP 104 PARCEL 306.00

Davidson County DEEDWARR
Recvd: 07/02/08 14:09 4 pgs
Fees:22.00 Taxes:0.00

20080702-0068517

Warranty Deed

THIS INDENTURE, made this 25th day of June 2008, between **ROY E. FENSTERMAKER and MICHELLE T. FENSTERMAKER,** husband and wife, of Knox County, State of Tennessee, hereinafter referred to as Grantor, and **ROY E. FENSTERMAKER, JR. and MICHELLE T. FENSTERMAKER, as Co-Trustees under MICHELLE T. FENSTERMAKER LIVING TRUST dated June 25, 2008**, hereinafter collectively referred to as Grantee.

WITNESSETH:

That the said Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration paid to Grantor by the said Grantee, the receipt of which is hereby acknowledged, Grantor has granted, bargained, sold, remised, released, and conveyed, and Grantor does hereby grant, bargain, sell, remise, release, and convey unto the said Grantee **all of the Grantor's interest** in and to the following described premises, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 306 of Bristol West End, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. seq., of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, right and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed, as amended in Instrument No. 20070629-0077729, said Register's Office.

BEING the same property conveyed to Roy E. Fenstermaker and Michelle T. Fenstermaker, husband and wife, from Bristol West End Ventures, Inc., a Tennessee Corporation, by Warranty Deed dated August 10, 2007 of record as Instrument No. 20070814-0097161 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to the following:

1. Matters shown on Plan of record as Instrument No. 20060801-0093560 in the Register's Office for Davidson County
2. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property of Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313 in the Register's Office for Davison County, Tennessee, as amended in Instrument No. 20070629-0077729, said Register's Office (collectively, as amended, the "Master Deed"), and the By-Laws appended thereto as Exhibit "B".
3. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record as Instrument No. 20040615-0070569 in the Register's Office for Davidson County, Tennessee, as shown on ALTA/ACSM Survey by Littlejohn Engineering Associates, Robert M. Searson, Tenn. R.L.S. No. 1666, dated August 3, 2004, last revised May 9, 2005.
4. Twenty foot (20') sanitary sewer easement along the easterly lot line of Lot 20 and the westerly lot lines of Lots 4, 5, 6 and 7, as shown on the ALTA/ACSM Survey dated August 3, 2004, last revised May 9, 2005, by Robert M. Searson, Tenn. R.L.S. No. 1666.
5. Declaration of Restrictive Covenants of record as Instrument No. 20050105-0001970 in said Register's Office.
6. Stormwater Detention Agreement of record as Instrument No. 20050603-0062976 in said Register's Office.
7. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
8. Subject to any and all zoning regulations, building restrictions, setback line, 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 3000 Vanderbilt Place, #306, Nashville, Tennessee 37212.

with the hereditaments and appurtenances thereto appertaining and hereby releasing all claims to homestead, dower, and curtesy therein. TO HAVE AND TO HOLD the said premises to the said Grantee, Grantee's successor Trustees and assigns forever. Further, said Grantor does hereby covenant with said Grantee, Grantee's successors, and assigns, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to

convey the same, and that said premises are free from all encumbrances, except taxes for the current year, the payment of which is assumed by the Grantee; and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Wherever used in the instrument, terms, parties and pronouns shall be construed to represent either the singular or plural, as the case may demand, and the use of any gender shall be applicable to all genders, as appropriate.

Affidavit is made that Roy E. Fenstermaker and Roy E. Fenstermaker, Jr. are one and the same person.

FOR FURTHER REFERENCE, SEE MEMORANDUM OF TRUST RECORDED SIMULTANEOUSLY HEREWITH.

IN WITNESS WHEREOF, the said Grantor set his hand and seal on the day and year first above written.

ROY E. FENSTERMAKER

MICHELLE T. FENSTERMAKER

STATE OF TENNESSEE)
)
COUNTY OF KNOX)

Personally appeared before me, the undersigned authority, a Notary Public in and for the above county, the within named bargainors, **ROY E. FENSTERMAKER** and **MICHELLE T. FENSTERMAKER** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25th day of June, 2008.

NOTARY PUBLIC
My Commission Expires December 5, 2010.

This Warranty Deed was prepared from information furnished by Grantor (with corrections of obvious typographical errors). The preparer makes no representations regarding the status of the title, the accuracy of the description, the proposed use of the real estate, or any applicable zoning regulations concerning the described property nor any other matter except the validity of the form of this Warranty Deed. The above descriptions were taken from the previous deeds of record.

AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF KNOX)

This transfer is to a Revocable Living Trust and is exempt from tax pursuant to T.C.A. 67-4-409(a)(3)(F) and no oath of value shall be required.

Michelle T. Fenstermaker
MICHELLE T. FENSTERMAKER

SWORN TO AND SUBSCRIBED before me this 25th day of June, 2008.

STEPHEN L. CARPENTER NOTARY PUBLIC AT LARGE KNOX COUNTY, TN

NOTARY PUBLIC
My Commission Expires December 7, 2010.

PROPERTY OWNER/RESPONSIBLE TAXPAYER:
Roy E. Fenstermaker Jr. and Michelle T. Fenstermaker, as Co-Trustees
under Michelle T. Fenstermaker Living Trust dated June 25, 2008
12934 Buckley Road
Knoxville, Tennessee 37922