WARRANTY DEED

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $900,000.00.

Affiant

Subscribed and sworn to me on June 26, 2008.

NOTARY PUBLIC

My Commission Expires: 8/23/11

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 07/14/08 11:18 3 pgs
Fees:18.00 Taxes:3330.00
20080714-0071936

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Susanne J. and James W. Ward, Jr. 3821 West End Avenue, Unit 201 Nashville, TN 37205	Regions Bank 2050 Parkway Office Circle Birmingham, AL 35244	104-09-0R-201.00CO

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 AVENUE DEVELOPERS, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **SUSANNE J. WARD and HUSBAND, JAMES W. WARD, JR.,** hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land situated in Davidson County, Tennessee and being more particularly described as follows:

Unit 201, 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 a part of the same property conveyed to Susanne J. Ward and husband, James W. Ward, Jr. from 3821 West End Developers, LLC, a Tennessee limited liability company, by Quitclaim Deed dated December 14, 2008 and recorded in Instrument No. 20071218-0145248, 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; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and
3. 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; and
4. All matters as shown on subdivision plat of record in Plat Book 332, Page 152, said Register's Office.; and
5. Stormwater Quality Agreement of record in Instrument No. 20060126-0009700, said Register's Office; and
6. 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; and
7. Master Deed of The Southgate Condominiums of record in Instrument No. 20060307-0026322, said Register's Office; and
8. Amendment to the Master Deed of The Southgate Condominiums of record in Instrument No. 20070606-0068095, said Register's Office; and

9. Consolidation Plat of West End Rochford, of record as Instrument No. 20050622-0071650, said Register's Office; and
10. Power of Attorney executed by James W. Ward, Jr. appointing Susanne J. Ward as POA dated December 12, 2007 of record in Instrument No. 20071218-0145246, said Register's Office; and
11. Scrivener's Affidavit of record in Instrument No. 20080107-0002005, said Register's Office; and
12. Notice of Completion of record in Instrument No. 20071218-0145247, said Register's Office; and
13. 2007 Davidson County Taxes (Map & Parcel 104-09-0R-201.00CO) are PAID in the amount of $15,193.18 ($11,899.70 + 3,293.48) an overage of $5,678.43. Taxes for 2008 constitute a lien, not yet due and payable; and
14. Second Amendment to the Master Deed of The Southgate Condominiums of record in Instrument No. 20080616-0061599, Register's Office for Davidson County, Tennessee; and
15. Power of Attorney executed by James W. Ward, Jr. to Susanne J. Ward of record in Instrument No. 20080714-0071935, Register's Office for Davidson County, Tennessee; and
16. 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 201, 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, their successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is 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 GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 26, 2008.

3821 West End Developers, LLC, a Tennessee limited liability company

John T. Rochford, Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared John T. Rochford, a Member of 3821 West End Developers, LLC, a Tennessee limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Member of 3821 West End Developers, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such Member of 3821 West End Developers, LLC, a Tennessee limited liability company, has duly authorized and executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself/herself as a Member of 3821 West End Developers, LLC, a Tennessee limited liability company.

Witness my hand and official seal on June 26, 2008.

NOTARY PUBLIC

TARA STEWARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 8/23/11

* Further, being the same property conveyed to 3821 West End Developers, LLC from 3821 West End General Partnership, dated April 8, 2005 and recorded April 11, 2005 in Instrument No. 20050411-0039974, Register's Office for Davidson County, TN.

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, John Webb, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-23-2010.

JOHN WEBB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY