Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 07/22/08 14:32 1 pg
Fees:13.00 Taxes:129.50

20080722-0075197

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JULY, 2008.

(Affix Seal)

Notary Public

My Commission Expires: 8-3-10

AMY FREDRICKSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

Preparer's File #-08F0458

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
William K. Ritter, III 276 White Bridge Road Unit 76 Nashville, TN 37209	RegionsBank d/B/a Regions mtg. 2050 PKWY Office Cr. Birmingham, AL 35244	103-2-C-76CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, DONALD J. CHARPIO AND WIFE, PATRICIA S. CHARPIO, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto WILLIAM K. RITTER, III, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Tax/Map ID: 103-2-C-76CO

Unit No. 76, as shown on the Plan of West End Terrace, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in the Master Deed establishing West End Terrace, a Condominium, of record in Book 6657, page 549, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald J. Charpio and wife, Patricia S. Charpio by deed from West End Terrace, Inc. of record in Book 6673, page 876, filed on 10-04-85, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **276 White Bridge Road Unit 76, Nashville, Tennessee 37209**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their 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 my/our hand(s) this **11th** day of **July**, **2008**:

Donald J. Charpio

Patricia S. Charpio

STATE OF ~~TENNESSEE~~ ARIZONA

COUNTY OF MARICOPA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DONALD J. CHARPIO AND WIFE, PATRICIA S. CHARPIO, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal this** 11th day of July, 2008.

Notary Public

My Commission Expires: SEPT 14, 2011

OFFICIAL SEAL
JAMES P. BURNES
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires Sept. 14, 2011