BCCB (DAVS)

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Andrew Whitney Potts **4215 Harding Road #806** **Nashville, TN 37205**	**103-16-0B-091 CO**	**Same**

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC
1600 Division Street, Suite 700, Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 09/02/08 14:20 4 pg
Fees:23.00 Taxes:545.75

20080902-0089704

WARRANTY DEED

WHEREAS, by Quitclaim Deed of record in Instrument No. 20030813-0116207, Register's Office for Davidson County, Tennessee, title to certain property known as Unit 808 Windsor Tower, 4215 Harding Road, Nashville, Davidson County, Tennessee was conveyed to **The Valin Trust dated May 27, 2003, Mary Lou Valin, Trustors and/or Trustees**; and

WHEREAS, the said Mary Lou Valin is now deceased, and pursuant the provisions, terms and conditions of The Valin Trust dated May 27, 2003 (sometimes hereinafter the "Trust"), Victoria Valin Walton and Vanessa V. Rolfe were named as Successor Co-Trustees of the Trust with all the authority and powers assigned to the original trustee upon the death of Mary Lou Valin; and

WHEREAS, the Co-Trustees, by the authority granted to them under Trust wish to sell, transfer and convey title of the Property.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Victoria Valin Walton and Vanessa V. Rolfe as Successor Co-Trustees of The Valin Trust dated May 27, 2003** (collectively the "Grantors"), have bargained and sold, and by these presents do transfer and convey to **Andrew Whitney Potts,** (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in EXHIBIT A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real Estate Taxes for the current year which have been prorated between the parties and assumed by Grantee.

2. Matters shown on the plan of record in Plat Book 5200, page 71, said Register's Office.

3. Master Deed and By-Laws of record in Book 5313, page 338, as amended in Book 8666, page 789, Register's Office for said County

This is improved property located and known as **Unit 808 Windsor Tower, 4215 Harding Road, Nashville, Tennessee 37205.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $147,500.00.

Andrew Whitney Potts
Affiant

Subscribed and sworn to before me this 2 day of September, 2008.

CAROL A. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Carol A. Wilson
Notary Public

My Commission Expires: 7-03-12

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

By his acceptance of this Warranty Deed, Grantee agrees that the aforesaid Property and all improvements thereon are sold to and accepted by Grantees AS IS, WHERE IS, WITH ALL FAULTS, IF ANY, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED (other than the warranty of title set forth above).

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed this 2nd day of September, 2008.

The Valin Trust Dated May 27, 2003

By: _____
Victoria Valin Walton
Successor Co-Trustee

By: _____
Vanessa V. Rolfe
Successor Co-Trustee

STATE OF Pennsylvania)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victoria Valin Walton, Successor Co-Trustee of The Valin Trust dated May 27, 2003, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument in her capacity as Successor Co-Trustees of The Valin Trust dated May 27, 2003, for the purposes therein contained.

WITNESS my hand and seal at office in Bala Cynwyd, PA., on this the 29th day of August, 2008.

_____
Notary Public

My Commission Expires:
Jul 2, 2012

NOTARIAL SEAL
JOSEPH F ROAN
Notary Public
LOWER MERION TWP, MONTGOMERY CNTY
My Commission Expires Jul 2, 2012

STATE OF TENNESSEE)
COUNTY OF DAVDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vanessa V. Rolfe, Successor Co-Trustee of The Valin Trust dated May 27, 2003, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument in her capacity as Successor Co-Trustees of The Valin Trust dated May 27, 2003, for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 2nd day of September, 2008.

Carol A. Wilson
Notary Public

My Commission Expires:
7-03-12

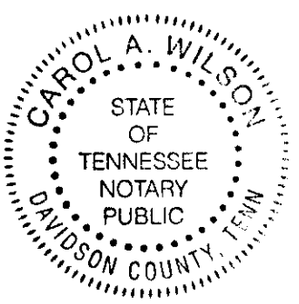


EXHIBIT A

(Legal Description)

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 808 on the Plan of Windsor Tower Condominium Apartments of record in Plat Book 5200, page 71, Register's Office for said County, together with an undivided .503% interest in common elements of 4215 Harding Road Homeowner's Association as described in the Master Deed of record in Book 5313, page 338, said Register's Office.

Being the same property conveyed to Mary Lou Valin, unmarried, by deed from Granville S. Barnes and spouse, Kathleen S. Barnes, of record as Instrument No. 20010409-0034403, dated April 5, 2001, said Register's Office. And being further conveyed to The Valin Trust Dated May 27, 2003, Mary Lou Valin, Trustors and/or Trustees, by Quitclaim Deed from Mary Lou Valin, of record as Instrument No. 20030813-0116207, dated June 4, 2003, said Register's Office. The said Mary Lou Valin is now deceased and under the terms and provisions of The Valin Trust dated May 27, 2003, Victoria Valin Walton and Vanessa V. Rolfe were named as Successor Co-Trustees.