THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27993-08-2008** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $137,000.00. Affiant Subscribed and sworn to before me this 5th day of September, 2008. Notary Public My Commission Expires:

CHRISTINA M. READ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

WARRANTY DEED

Address New Owner: Erma B. Clement Steven W. Brallier 1517 Royal Street Madison, TN 37115	**Send Tax Bills To:** SunTrust Mortgage, Inc. 401 Commerce Street #6100 Nashville, TN 37219	**Tax Information:** Map and Parcel No.: 051100C003.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Angie L. Davis**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erma B. Clement and husband, Steven W. Brallier** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1517 Royal Street, Madison, TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 5th day of September, 2008.

Angie L. Davis

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Angie L. Davis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of September, 2008.

T. GARRISON STATE OF TENNESSEE NOTARY PUBLIC EXPIRES MARCH 03, 2010 ROBERTSON COUNTY

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 09/15/08 12:57 2 pgs
Fees:13.00 Taxes:506.90

20080915-0094101

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 3, together with the appurtenant interest in the common elements of Royal Trace Condominiums, a horizontal property regime established by Master Deed, of record in Book 6887, page 883, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the aforementioned Master Deed.

Being the same property conveyed to Angie L. Davis, unmarried by deed dated November 4, 2004 from Talmadge W. Pye and wife, Helen F. Pye of record in Instrument No. 20041119-0139027, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. By-Laws of Royal Trace Condominiums, of record in Book 6887, page 908, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Royal Trace Homeowners Association, Inc. of record in Book 6893, page 791, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Royal Trace Condominiums, of record in Book 6887, page 883, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.