WARRANTY DEED

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

State of Tennessee)
County of Williamson)

G#4165-2

The actual consideration or value, whichever is greater, for this transfer is **$261,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of December, 2008.

Notary Public

My commission expires: 1/10/2011

(AFFIX SEAL)

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/06/09 09:36 2 pgs
Fees:13.00 Taxes:965.70
20090106-0001101

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
EMILY J. WINDHAM	Suntrust Bank	**Map 131-02-0-H Parcel 001.00co**
4248 Hillsboro Pike	401 Commerce St #1e100	
Nashville, TN 37215	Nash TN 37219	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PATSY S. PATTEN and LAUREN BRITTAIN PATTEN, CO-TRUSTEES FOR THE LAUREN BRITTAIN 1999 GENERATION SKIPPING TRUST, created under document dated June 2, 1999

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EMILY J. WINDHAM, unmarried

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 4248, together with Parking Space(s) as specified on the Plat shown in the Master Deed, on the Plan of Hillsboro Quarters Condominiums, Phase I, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hillsboro Quarters Condominiums, of record under Instrument No. 20040421-0045569 and as amended in Instrument No. 20040511-0054050, in Instrument No. 20050110-0003192, and in Instrument No. 20050425-0045365, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto and Amendment to By-Laws of record in Instrument No. 20070905-0106403, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Hillsboro Quarters Condominiums, Phase I, for placement of Units and Parking Spaces, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20040421-0045569 and amended in Instrument No. 20040511-0054050, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Patsy S. Patten and Lauren Brittain Patten, Co-Trustees for The Lauren Brittain Patten 1999 Generation Skipping Trust, created under document dated June 2, 1999, by Warranty Deed dated June 25, 2004, from Craighead Patten Properties, a Tennessee joint venture, of record in Instrument No. 20040628-0076420, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all 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; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hillsboro Quarters Condominiums, Phase I, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and were paid by the Grantors herein.

This is IMPROVED (__X__) unimproved (____) property, known as: **4248 Hillsboro Pike, Nashville, TN 37215**.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, 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 **31st** day of **December, 2008.**

Patsy S. Patten, Co-Trustee

PATSY S. PATTEN, CO-TRUSTEE FOR THE LAUREN BRITTAIN 1999 GENERATION SKIPPING TRUST, dated June 2, 1999

Lauren Brittain Patten, Co-Trustee

LAUREN BRITTAIN PATTEN, CO-TRUSTEE FOR THE LAUREN BRITTAIN 1999 GENERATION SKIPPING TRUST, dated June 2, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

LAUREN BRITTAIN PATTEN

Personally appeared before me, a Notary Public of said County and State, ~~PATSY S. PATTEN~~, **CO-TRUSTEE FOR THE LAUREN BRITTAIN 1999 GENERATION SKIPPING TRUST, dated June 2, 1999,** the within named seller, 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 and official seal at Nashville, Tennessee, this **31st** day of **December, 2008.**

Elaine Mann

Notary Public

ELAINE MANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires: March 21, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PATSY S. PATTEN

Personally appeared before me, a Notary Public of said County and State, ~~LAUREN BRITTAIN PATTEN~~, **CO-TRUSTEE FOR THE LAUREN BRITTAIN 1999 GENERATION SKIPPING TRUST, dated June 2, 1999,** the within named seller, 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 and official seal at Nashville, Tennessee, this **31st** day of **December, 2008.**

Katherine Goodson

Notary Public

KATHERINE GOODSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires: 5-02-2011