39-B

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-2073

BILL GARRETT, Davidson County
Trans:T20090031462 DEEDWARR
Recvd: 05/12/09 13:55 2 pgs
Fees:13.00 Taxes:784.40
20090512-0043711

Property Address: 320 Old Hickory Blvd, Apt 505, Nashville, TN 37221

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Gary T. Dunn and wife, Cynthia S. Dunn**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto Eddie D. Hamilton, M.D., hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County Tennessee, being Unit 26, Building No. 5 page I A Eagle Ridge at the Reserve Condominiums a Horizontal property Regime created under title 66 section 27-101 et seq, as amended in Tennessee code annotated and as established by a Master deed and by-laws of record in Instrument no. 20011011-0110875, as supplemented and amended by supplement and amendment no. 3 to the master deed of record in Instrument no. 20020313-0031651, Register's office for Davidson County Tennessee 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 plat of Eagle Ridge at the reserve Condominiums as shown on Exhibit A to the Master Deed of record as aforementioned said register's office, for a more complete identification and description of such unit.

This conveyance is subject to all provisions of the Tennessee Horizontal Property Act as the same is set out in section 66-27-101et 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 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 Eagle Ridge at the reserve of record aforementioned said register's office easements and setback lines as set forth the above plan of record and taxes for the current year which have been prorated and assumed by the grantee herein.

Being the same property conveyed to Gary T. Dunn and wife Cynthia S. Dunn by warranty deed from Eagle Ridge at the Reserve LLC a Tennessee Limited Liability Company of record in Instrument #20030612-0081322, dated June 9, 2003, and filed for record June 12, 2003, said register's office.

This improved property is also known as 320 Old Hickory Blvd. #505, Nashville, TN 37221.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [**X**] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 30th day of April, 2009.

{Seal}
Gary T. Dunn

{Seal}
Cynthia S. Dunn

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 30th day of April, 2009, before me the undersigned officer, personally appeared Gary T. Dunn and Cynthia S. Dunn, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

LAURA M. LUKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission expires: 3-27-11

Grantors' Name, Address, Phone:
Gary Dunn and Cynthia Dunn

Grantee's Name, Address, Phone:
New Owner and send tax bills to:
Eddie D. Hamilton
320 Old Hickory Blvd., Unit 505
Nashville, TN 37221
Map 128-12-0A-026.00 CO

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $212,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me this 30th day of April, 2009.

Notary Public

commission expires: 5-8-2012

LEE IRONS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY, TENN.