WARRANTY DEED

THIS INDENTURE, made and entered into this 4th day of November, 2008, by and between **MARISA R. FERNANDEZ, an unmarried person,** party of the first part, and William C. Brewer, III, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

UNIT C, PLAN OF WYOMING @ 46TH AVENUE NORTH, of record in Plat Book 11190, Page 145 and as established under Master Deed of record in Book 11715, Page 383, as amended in Instrument No. 20000302-0020335 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Grantor, by virtue of Warranty Deed recorded in Instrument No. 20060724-0089129, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

All matters of record, including without limitation, all real property taxes, not yet due and payable, which grantee hereby assumes and agrees to pay; restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of record in Plat Book 11190, Page 145; Covenants, Conditions and Restrictions contained in or incorporated by reference into the Master Deed or record in Book 11715, Page 383, as amended by instrument(s) of record in Instrument No. 20000302-0020335; all in said Register's Office.

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 party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

MARISA R. FERNANDEZ

BILL GARRETT, Davidson County
Trans:T20090032563 DEEDWARR
Recvd: 05/18/09 10:32 3 pgs
Fees:18.00 Taxes:518.00

20090518-0045274

STATE OF Georgia

COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, MARISA R. FERNANDEZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 4th day of November, 2008.

Notary Public

My commission expires:
11/16/10

R SECREST
Notary Public, Cobb County, Georgia
My Commission Expires 11-16-10

R SECREST NOTARY PUBLIC COBB COUNTY

STATE OF TN

COUNTY OF Williamson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 140,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 14th day of May, 2009.

Notary Public

My commission expires:
9/20/10

SHERRI A. SCHMONSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Sept 20 2010

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS:

200 46th Avenue North
Nashville, TN 37209

MAIL TAX NOTICES TO:

NEW OWNER

NAME AND ADDRESS OF PROPERTY OWNERS:

WILLIAM C. BREWER, III
200 46th Avenue North
Nashville, TN 37209

TAX PARCEL NO.: 103040B00300CO

Prepared By:

William N. Griffin, Jr., Atty
Griffin, Clift, Everton & Thornton, PLLC
6489 Quail Hollow Road, Ste 100
Memphis, TN 38120

Return To:

LEHMAN TITLE & escrow