BILL GARRETT, Davidson County
Trans:T20090042067 DEEDWARR
Recvd: 06/24/09 09:33 2 pgs
Fees:13.00 Taxes:440.30
20090624-0058600

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Linda L. Cummings
and William O. Pansius
2316 Nashboro Blvd.
Nashville, TN 37217

MORTGAGEE
BANK OF AMERICA
P O Box 660694
Dallas, TX 75266-0694

SEND TAX BILLS
BANK OF AMERICA
101 South Tryon St
Charlotte, NC 28255

MAP-PARCEL:
135-12-0-B-117.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Paul E. Truitt, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Linda L. Cummings, unmarried and William O. Pansius, unmarried,** joint tenants with right of survivorship hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 117 on the plan of a Horizontal Property Regime, Private Element Plat, Nashboro Village-Fairway Point of record in Instrument Number 20020820-0100664, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Paul E. Truitt by deed from Bill D. Collier and wife, Nan T. Collier, husband and wife, dated January 13, 2006 and filed of record in Instrument Number 20060118-0006563, Register's Office for Davidson County, Tennessee.

The spouse of Paul E. Truitt, Salvacion Truitt, joins in this transaction to convey her marital interest, if any, in said property.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4827, page 14; Book 11703, page 520; Book 11703, page 560; Instrument Number 200003160027171; and Instrument Number 200502220018813; Subject to By-Laws of Fairway Point Homeowners Association of record in Book 11703, page 560; Subject to a Memorandum of Lease of record in Book 10690, page 327; Subject to a Homeowners Association of Charter of record in Book 11703, page 518; Subject to a sewer easement of record in Book 8870, page 887; Subject to a cable television easement of record in Instrument Number 200010120101575; Subject to a License to use Fitness Center of record in Instrument Number 200205070056329; Subject to a right of way in favor of Metro Government of record in Book 200207100083054 and Instrument Number 200208150098780; Subject to a Quitclaim Deed to Homeowners Association of record in Book 200010100100360; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument Number 200208200100664, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **2316 Nashboro Blvd. Nashville, TN 37217.**

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, their heirs and assigns, forever; and we do covenant with 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 our hands this 18th day of June, 2009.

Paul E. Truitt

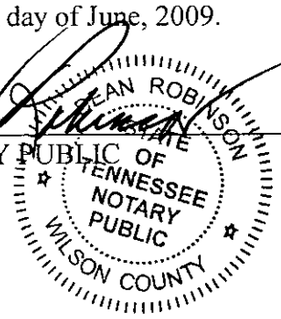
Salvacion Truitt

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Paul E. Truitt and wife, Salvacion Truitt the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of June, 2009.

NOTARY PUBLIC



My Commission Expires: 1-2-12

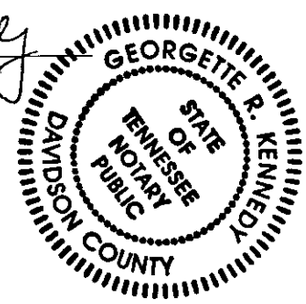
STATE OF Tennessee
COUNTY OF ~~Wilson~~ Williamson

The actual consideration or value, whichever is greater for this transfer is **$119,000.00**.

AFFIANT

Subscribed and sworn to before me this 18th day of June, 2009.

NOTARY PUBLIC



My Commission Expires: 9-19-09