WARRANTY DEED

LAURA MITCHELL NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 22, 2010

G-KW-09-305

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF July, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynora D. McPeters	Lynora D. McPeters	
1015 Fatherland Street #305 (ADDRESS)	(NAME) 1015 Fatherland Street #305 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37206 (CITY) (STATE) (ZIP)	083130B30500CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GEORGE WHITNEY KEMPER, JR., MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LYNORA D. MCPETERS, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NUMBER 305, WITH A STREET ADDRESS OF 1015 FATHERLAND STREET #305, NASHVILLE, TN 37206, AS SHOWN ON THE REVISED CONDOMINIUM PLAT WHICH IS ATTACHED TO THE SECOND AMENDMENT TO THE MASTER DEED OF 37206 BUILDING OF RECORD AS INSTRUMENT NO.: 20061023-0131425 AS RE-RECORDED IN INSTRUMENT NO.: 20061101-0135575 AND SUBJECT TO ALL TERMS AND CONDITIONS OF THE MASTER DEED OF RECORD IN INSTRUMENT NO.: 20051006-0120763, AS AMENDED, ALL OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR LOCATION OF THE ABOVE REFERENCED UNIT.

BEING THE SAME PROPERTY CONVEYED TO GEORGE WHITNEY KEMPER, JR., AN UNMARRIED MAN BY WARRANTY DEED FROM MARTIN CORNER, G.P., A TENNESSEE GENERAL PARTNERSHIP, RECORDED ON THE 8TH DAY OF NOVEMBER, 2006 IN INSTRUMENT NO. 20061108-0139256, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING HOA CHARTER OF RECORD IN INSTRUMENT NO. 20061109-0139403; MASTER DEED OF RECORD IN INSTRUMENT NO. 20051006-0120763, AS AMENDED BY INSTRUMENTS OF RECORD IN INSTRUMENT NOS. 20051027-0129747, 20061023-0131425, RE-RECORDED AT INSTRUMENT NO. 20061101-0135575 AND AT INSTRUMENT NO. 20070112-0005378; EASEMENT FOR SANITARY SEWER AND/OR STORM DRAINAGE, WATER MAINS, PUMPS AND APPURTENANCES OF RECORD IN INSTRUMENT NO. 20051117-0139055; STORM WATER DRAINAGE OF RECORD IN INSTRUMENT NO. 20051114-0136915; REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1015 Fatherland Street #305, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

BILL GARRETT, Davidson County
Trans:T20090045444 DEEDWARR
Recvd: 07/07/09 11:01 2 pgs
Fees:13.00 Taxes:751.10

20090707-0063273

Witness my/our hand(s) this 3rd day of July, 2009.

George Whitney Kemper, Jr. by Andy Allen, Atty-in-Fact

George Whitney Kemper, Jr. by Andy Allen,
Attorney-In-Fact

Hana Kemper by Andy Allen, atty-in-fact.

Hana Kemper by Andy Allen, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 3rd day of July, 2009, before me personally appeared Andy Allen to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of George Whitney Kemper, Jr. and Hana Kemper, and who acknowledged he/she/they executed the same as the free act and deed of the said George Whitney Kemper, Jr. and Hana Kemper.

Witness my hand and official seal, this the 3rd day of July, 2009.

Notary Public

My Commission Expires: 5/22/10

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903