BILL GARRETT, Davidson County
Trans:T20090053448 DEEDWARR
Recvd: 08/06/09 08:48 5 pgs
Fees:28.00 Taxes:3515.00
20090806-0073707

Prepared By (and Return To):

Robert N. Buchanan III
STITES & HARBISON, PLLC
Suite 800
401 Commerce Street
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $950,000.00.

Affiant

Sworn and subscribed before me this 8th day of July, 2009.

Notary Public

My Comm. Expires: 3/10/2012

DENISE M. LAUMEYER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 10, 2012

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
M/M Mark Hazelwood 1024 Cherokee Blvd. Knoxville, TN 37919	SAME	Map 103-16B Parcels 140, 141, 142 and 143

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Criswell Freeman, a married person**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark Alan Hazelwood and wife Joann P. Hazelwood**, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

1. Units 1209, 1210, 1211 and 1212 on the Plan of Windsor Tower Condominium Apartments of record in Plat Book 5200, page 71, Register's Office for Davidson County, Tennessee, and

2. Any and all interest of Grantor in the 12th floor common area and limited common area which serves only Units 1209, 1210, 1211 and 1212 as shown on the Plan of Windsor Tower Condominium Apartments of record in Plat Book 5200, page 71, said Register's Office (the "Plat").

The property conveyed hereby is all of the Grantor's ownership interest in the real property described on the attached Exhibit A and represented by the drawing attached as Exhibit B, both Exhibits being incorporated herein by reference.

Exhibits A and B describe and represent that portion of the 12th floor of the Windsor Tower Condominium Apartments known as Apartment 1209, a single improved living unit depicted on the Plat as Units 1209, 1210, 1211 and 1212 and a hallway serving said units. The purpose of this conveyance is to convey Grantors' interest in Apartment 1209 as it actually exists and not withstanding the fact that the Plat fails to depict Apartment 1209 as it actually exists. Grantor affirms to Grantee that there has never been a hallway or corridor existing in the southernmost wing of the 12th floor of Windsor Tower Condominium Apartments or walls partitioning Apartment 1209 into four distinct Units, both as depicted on the recorded Plat. It is the purpose of this conveyance to vest title to all the space, excepting columns and bearing walls, in the southernmost wing of the 12th Floor of Windsor Tower Condominium Apartments in

Grantee and Grantee's heirs, successors and assigns, including all space shown on the Plat as hallway in said southernmost wing exclusively serving said Units 1209, 1210, 1211 and 1212.

Being the same property conveyed to MARY CRISWELL FREEMAN, by deeds from JOHN E. DAVIS, JR. and spouse CAROLYN LEE DAVIS and GRANVILLE L. JONES and spouse G. MAXINE JONES, of record in Record Book 8967, page 60, Record Book 8967, page 63, Record Book 8967, page 66, Record Book 8967, page 69 and Record Book 8967, page 72, each dated May 27, 1993, said Register's Office.

SUBJECT to Master Deed and By-Laws for 4215 Harding Road Homeowners Association contained in instrument of record in Book 5313, Page 338, said Register's Office, and amended in Book 8666, Page 789, said Register's Office.

This is improved property known as: Apartment 1209, 4215 Harding Road, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

Grantors affirm to Grantee that the Board of The 4215 Harding Road Home Owners' Association (the "Association"), the governing board of Windsor Tower Condominium Apartments, approved at its meeting on September 23, 1991 the improvement of Apartment 1209 as a single residential unit composed of all the area and volume of space described on Exhibits A and B hereto which approval is set forth in the Association's Official Minutes dated September 23, 1991, and further as authorized in the Association's September 25, 1991 letter, which letters are attached as Exhibits C and D respectively to the Quitclaim Deed to Grantor of record in Book 8967, page 72, said Register's Office. Grantor further affirms that the improvements to Apartment 1209 were made in substantial conformity with the plans attached to the Quitclaim Deed to Grantor of record in Book 8967, page 72, said Register's Office as Collective Exhibit E which plans were approved by the Association at its September 23, 1991 meeting.

J. Richard Freeman, the husband of Grantor, joins in this deed to convey his marital interest in the property.

WITNESS THE EXECUTION HEREOF this 6th day of July, 2009.

Mary Criswell Freeman
MARY CRISWELL FREEMAN

J. Richard Freeman
J. RICHARD FREEMAN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Laumeyer, a Notary Public of said County and State, Mary Criswell Freeman and husband, J. Richard Freeman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, this 6th day of July, 2009.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3/10/2012

DENISE M. LAUMEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 10, 2012

EXHIBIT A

SURVEYOR'S DESCRIPTION

UNIT 1209
TWELFTH FLOOR
WINDSOR TOWER

Being four parcels of land in Nashville, First Civil District, Twenty-Fifth Councilmanic District, Davidson County, Tennessee, located on the south side of West End Avenue, east of White Bridge Road, being known as Apartment 1209 (Davidson County Tax Map 103-16-B, Parcels 140, 141, 142 and 143) of the Windsor Tower Condominium Apartments as of record in Plat Book 5200, Page 71, R.O.D.C., and being more particularly described as follows:

BEGINNING at the southwest corner of Parcel 141 of the above-mentioned plan, said point being the interior finish face of wall;

THENCE, with the interior finish face of wall in generally a northwesterly direction, 85.69 feet more or less to a interior finish corner;

THENCE, with the southeasterly face of the common wall with Parcel 138 generally in a northeasterly direction 18.56 feet more or less to a interior finish corner, said point being on the southerly finish face of the common wall with common area;

THENCE, following said common wall with common area 7.08 feet more or less to a point at the door leading into common area;

THENCE, following the interior finish face generally in a southeasterly direction, 3.15 feet more or less to a point, said point being the interior finish face of the common wall with the common area leading to the elevator;

THENCE, following said interior finish face of wall in generally a northeasterly direction, passing the entrance to said Unit 1209 for a total distance of 21.28 feet more or less to a interior corner;

THENCE, leaving said interior corner and following the interior face of the wall common with the stairwell/elevator area the following calls:

generally in a northwesterly direction, 2.85 feet more or less to a point;

generally in a northwesterly direction 3.12 feet more or less to the interior finish face of wall;

generally in a southeasterly direction 6.73 feet more or less to the interior finish face of wall;

THENCE, with the southerly face of the common wall with Parcel 135 generally in a southeasterly direction 18.50 feet more or less to the northeasterly interior finish face of the herein described parcel;

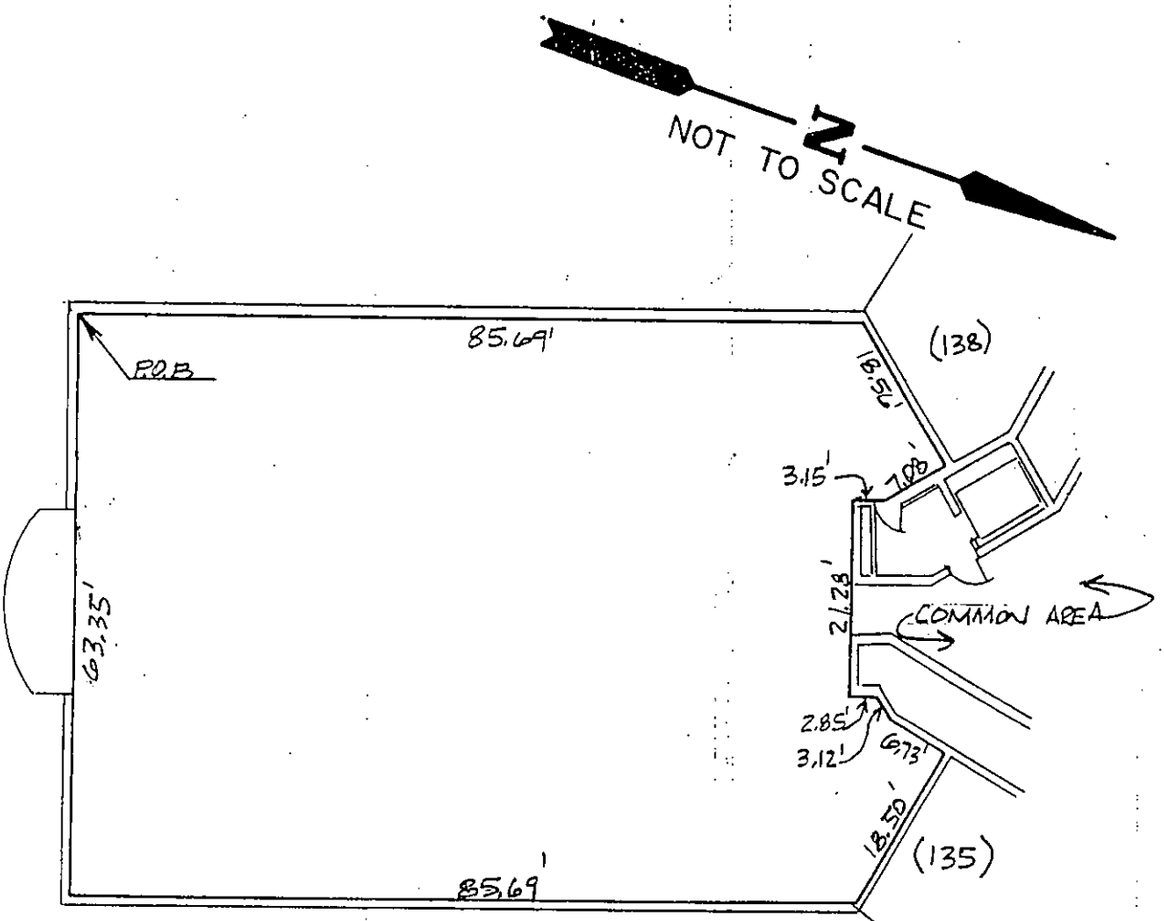
THENCE, following the interior finish face of wall in generally a southeasterly direction 85.69 feet more or less to the southeasterly interior finish face corner of the herein described parcel;

THENCE, following the interior finish face of wall generally in a southwesterly direction 63.35 feet to the point of beginning.

Containing 5,630 square feet more or less.

NOTE: This description is based upon measurements made by BWS&C on May 20, 1993, and are on the interior finish face of wall.

Barge, Waggoner, Sumner and Cannon
File 6664-01



TWELFTH FLOOR, UNIT 1209

NOTE: DIMENSIONS SHOWN HEREON ARE INTERIOR DIMENSIONS.

EXHIBIT MAP

WINDSOR TOWER

TWELFTH FLOOR, UNIT NO. 1209
FIRST CIVIL DISTRICT
TWENTY-FIFTH COUNCILMANIC DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

BARGE, WAGGONER, SUMNER AND CANNON
162 THIRD AVENUE NORTH
NASHVILLE, TENNESSEE 37201

DATE MAY 21, 1993 FILE NO. 6664-01

EXHIBIT B