BILL GARRETT, Davidson County
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This document prepared by (and after recording return to):		)
Name:	**William Davis, Attorney, P.C.**	)
Address:	**219 Ward Circle, Ste 5**	)
City, State, Zip:	**Brentwood, TN, 37027**	)
Phone:	**615-369-0039**	)

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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, **Jonathan L. Wai, Unmarried** hereinafter referred to as "Grantor(s)", has this day bargained and sold, and by these present do hereby transfer and convey unto **Gary D. Peck, Unmarried** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 248, as shown on the plan of Four Seasons Condominium, filed as Exhibit D to, and established by the Master Deed of record in Book 6841, Page 349 and amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description. **

Being the same property conveyed to JONATHAN L. WAI by deed from VEONNE L. FALGOUT of record in Instrument 200305070060672 on 05/02/2003 and filed for record on 05/07/2003, Register's Office for DAVIDSON County.

Maya Wai joins in the execution of this instrument to convey her marital interest, if any, in the subject property.

Map & Parcel: 131050B24800CO

This property is known as: 248 Summit Ridge Drive, Nashville, TN 37215

****And being located upon Tract No. 1 on the Plan of Clark Gower Property of record in Book 5050, Page 30, Register's Office for said County, to which plan refernce is hereby made for a more complete description.**

SUBJECT to Restrictions, dedications, conditions, reservations, easements and other matters as recorded in Plat(s)Book 5050, Page 30, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

SUBJECT to Master Deed and Bylaws as set forth in Book 6841, Page 349, Book 6847, Page 122, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Easement(s) as shown of record in Book 5271, Page 430, Book 6869, Page 157, Book 6869, Page 162, Book 6870, Page 966, Book 7776, Page 899, Instrument 200109120099679, Register's Office for DAVIDSON County.

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 assigns forever, with all appurtenances thereunto belonging.

GRANTOR(S) do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 7th day of August, 2009.

Jonathan L. Wai, Grantor

Maya Wai

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan L. Wai,* with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

***and Maya Wai**

WITNESS my hand and official seal this 7th day of August, 2009.

NOTARY PUBLIC

My Commission Expires:

W. WILLIAM DAVIS
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 21, 2013

Grantee(s) Name, Address:	Send Tax Statement To:
Gary D. Peck	REGIONS MORTGAGE
248 Summit Ridge Drive	2050 PARKWAY CIRCLE
Nashville, TN 37215	BIRMINGHAM, AL 35244

State of TENNESSEE
County of ~~DAVIDSON~~ SUMNER

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 156,00.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 7th day of August, 2009.

Affiant

Cassie Pulley
Type or Print Name

(Seal)

Notary Public

ANGELA A. RAMSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010

My commission expires:

5/22/2010

Angela A. Ramsey
Type or Print Name