BILL GARRETT, Davidson County
Trans:T20090078412 DEEDWARR
Recvd: 11/18/09 10:00 2 pgs
Fees:13.00 Taxes:77.70
20091118-0106100

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

ADDRESS NEW OWNER
West End Terrace
4400 Herbert Place
Nashville, TN 37215

MORTGAGEE

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 103-02-0-C
PARCEL 146.00 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, **James R. Spicer, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto West End Terrace, hereinafter called the Grantee, it successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 146, as shown on the Plan of West End Terrace, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing West End Terrace, a Condominium, of record in Book 6657, Page 549, as amended in Book 7541, Page 955, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James R. Spicer, an unmarried man by deed from West End Terrace, Inc., a Tennessee corporation, dated October 10, 1985 and filed of record in Book 6683, Page 855, Register's Office for Davidson County, Tennessee.

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 6657, Page 549, as amended in Book 7541, Page 955; Charter of record in Book 7142, Page 904, and in Book 7589, Page 847; Articles of Amendment to Charter of record in Book 7584, Page 269, and in Book 7589, Page 849; By-Laws of record in Book 6657, Page 572; Restrictive Covenants of record in Book 3642, Page 417; Easement in favor of Metropolitan Government of Nashville and Davidson County of record in Book 3840, Page 386; Book 3856, Page 859; Book 5894, Page 97; Book 5894, Page 101; Easement in favor of Viacom Cablevision of record in Book 5974, Page 755; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6657, Page 549, Register's Office, 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 **261 White Bridge Pike, Apt. 146 Nashville, TN 37209.**

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 12th day of November, 2009.

James R. Spicer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James R. Spicer, an unmarried man, 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 12th day of November, 2009.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $21,000.00.

AFFIANT

Subscribed and sworn to before me this 12th day of November, 2009.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12