THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09102191**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $204,500.00. Barbara B. Petersen Affiant Subscribed and sworn to before me, this 23rd day of November, 2009. Notary Public My Commission Expires: 11/22/10

BILL GARRETT, Davidson County
Trans:T20090081090 DEEDWARR
Recvd: 12/01/09 13:36 2 pgs
Fees:13.00 Taxes:756.65
20091201-0109885

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County

WARRANTY DEED

Address New Owner: Barbara B. Petersen 243 Windsor Terrace Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 143010B24300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rebecca L. Duncan** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Barbara B. Petersen, an unmarried woman,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 243, PLAN OF WINDSOR TERRACE Condominiums, as shown in Exhibit "C" to the Amendment to the Master Deed of record in Book 7980, Page 717, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Warranty Deed from Linda Neal Wood, unmarried to Rebecca L. Duncan and Joe Duncan, Sr., joint tenants with right of survivorship as recorded on the 21st day of March, 2007 in Instrument No. 20070321-0034548 and Quitclaim Deed from Joe Duncan, Sr. to Rebecca L. Duncan, unmarried as recorded on the 25th day of October, 2007 in Instrument No. 20071025-0126160, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF WINDSOR TERRACE, Exhibit "C" of the Master Deed as recorded in Book 7980, Page(s) 717, 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).

Charter of Windsor Terrace Condominium Homeowners' Association, Inc. recorded in Book 8097, Page 976.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PLAN OF WINDSOR TERRACE Condominium of record in Book

7150, Page 921, Book 7436, Page 667, Book 7661, Page 40, Book 7464, Page 297, Book 7729, Page 206 and Book 7980, Page 717; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 243 Windsor Terrace Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of November, 2009.

Rebecca L. Duncan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 23rd day of November, 2009.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County