THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29218-12-2009** **Record & Return To:** **First Title and Escrow Co., Inc.** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $170,000.00. Affiant Subscribed and sworn to before me this 2nd day of December, 2009. Notary Public My Commission Expires:

KARL FORD MARLIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010

WARRANTY DEED

Address New Owner: George deZevallos 111 West End Close Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 104090N00800CO

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, **Browning-Bacon Properties, LLC, a Tennessee limited liability company, by J. Richard Bacon, its sole member and J. Richard Bacon, individually**,("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **George deZevallos, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 111 West End Close, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 2nd day of December, 2009.

Browning-Bacon Properties, LLC

BY: _____ Sole Member
J. Richard Bacon, Sole Member

_____
J. Richard Bacon, individually

BILL GARRETT, Davidson County
Trans: T20090082978 DEEDWARR
Recvd: 12/08/09 14:45 2 pgs
Fees: 13.00 Taxes: 629.00
20091208-0112327

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared **J. Richard Bacon** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member of **Browning-Bacon Properties, LLC**, a Tennessee limited liability company, and further acknowledged that he is authorized by Brown-Bacon Properties, LLC to execute this instrument on its behalf,

Witness my hand, at office, this 2nd day of December, 2009.

GERALDINE PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2011

_____
Notary Public

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **J. Richard Bacon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of December, 2009.

GERALDINE PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2011

_____
Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 111, together with the appurtenant interest in the common elements of West End Close, a horizontal property regime established by Master Deed, of record in Instrument No. 20030701-0090321, amended in Instrument No. 20030724-0103538 and Instrument No. 20031202-0173105, corrected and amended in Instrument No. 20040050120026, re-recorded in Instrument No. 20041203-0144407 and further amended in Instrument No. 20050318-0029873, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed.

Being part of the same property conveyed to Browning-Bacon Properties, LLC, a Tennessee limited liability company by Deed dated February 20, 2003 from Spiva/Hill Management and Investment, LLC, a Tennessee limited liability company of record in Instrument No. 20030220-0022788, Register's Office for Davidson County, Tennessee. J. Richard Bacon was the sole member of Browning-Bacon Properties, LLC, at the time it was administratively dissolved by the Tennessee Secretary of State on August 19, 2005.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Charter of Incorporation of West End Close Condominiums Homeowners' Association, Inc. of record in Instrument No. 20030305-0029208, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for West End Close, of record in Instrument No. 20030701-0090321, amended in Instrument No. 20030724-0103538, Instrument No. 20031202-0173105, corrected and amended in Instrument No. 20041005-0120026, re-recorded in Instrument No. 20041203-0144407, amended in Instrument No. 20050318-0029873, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 161, page 151, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Instrument No. 20030311-0031977, Register's Office for Davidson County, Tennessee.