THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-1965LD

BILL GARRETT, Davidson County
Trans:T20090084368 DEEDWARR
Recvd: 12/15/09 09:18 2 pgs
Fees:13.00 Taxes:832.50
20091215-0114091

Property Address: 320 Old Hickory Blvd., Unit 2109, Nashville, TN 37221

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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, **Christopher Edwards, unmarried** hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Robert W. Thrash, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 96, Building No. 21, on the Plan of Section 4, Phase 1B, Eagle Ridge at The Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 18, to the Master Deed, of record in Instrument No. 20030108-003691, Register's Office for Davidson county, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set for forth in said Master Deed, Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to Christopher Edwards, unmarried, by Warranty Deed from Eagle Ridge at the Reserve, LLC, a Tennessee Limited Liability Corporation, dated August 18, 2003 and filed for record August 25, 2003 in Instrument #20030825-0122740, said Register's Office.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

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 heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 30th day of November, 2009.

Christopher Edwards {Seal}
Christopher Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of November, 2009, before me the undersigned officer, personally appeared Christopher Edwards, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

Notary Public

My Commission expires: 1-23-2011

Grantor's Name, Address, Phone:
Christopher Edwards

Grantee's Name and send tax bills to:
Robert W. Thrash
320 Old Hickory Blvd., Unit 2109
Nashville, TN 37221
Map & Parcel # 128-12-0A-096.00 Co

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $225,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Notary Public

My Comm. Expires: 1-23-2011

SPENCER R. TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY