THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10040393** BILL GARRETT, Davidson County Trans:T20100030336 DEEDWARR Recvd: 05/20/10 08:45 2 pgs Fees:13.00 Taxes:869.50 20100520-0038865	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $235,000.00. Amanda J. Morgan Affiant Subscribed and sworn to before me, this 19th day of May, 2010. Notary Public My Commission Expires: MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires May 6, 2013 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Amanda J. Morgan 309 Seven Springs Way 305 Brentwood TN 37027	Send Tax Bills To: Fidelity Bank Mortgage 3 Corporate Square, Suite 700 Atlanta, GA 30329	Tax Information: Tax Parcel ID No. 160150D03100CO

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, **Real World Tours, Inc.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amanda J. Morgan**, unmarried, ("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 31, PHASE I, ST. MARTIN SQUARE AT SEVEN SPRINGS CONDOMINIUMS, as established under Master Deed of record in Instrument No. 20060310-0028319 as supplemented at Instrument No. 20061109-0139692 and corrected at Instrument No. 20080730-0077840 and amended at Instrument No. 20090624-0058791, 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 to Real World Tours, Inc. by Corporate Special Warranty Deed from St Martin Square, Inc., a Tennessee Corporation, recorded on the 3rd day of July, 2006 in Instrument No. 20060703-0079593, 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 Boundary Plat of ST. MARTIN SQUARE SUBDIVISION, as recorded in Instrument No. 20060222-0020470 , 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). (Lot 1, St. Martin Square Subdivision)
Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 200007130069415, 200007130075531, 200008180081931, 20010803-0082967 and 20011024-0116171, 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). (Seven Springs)
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ST. MARTIN SQUARE AT SEVEN SPRINGS CONDOMINIUMS, PHASE I of record in Instrument No. 20060310-0028319 as supplemented at Instrument No.

20061109-0139692 and corrected at Instrument No. 20080730-0077840 and amended at Instrument No. 20090624-0058791 ; 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.
Charter of Seven Springs Brentwood Owners Association recorded at Instrument No. 20010726-0079648.
Charter of Seven Springs Neighborhood Association recorded at Instrument No. 20040520-0059668.
Charter of St. Martin Square Condominium Owners Association recorded at Instrument No. 20060217-0019487.
Stormwater Detention and Water Quality Device Agreement recorded at Instrument No. 20040816-0098712.

This is improved property located at 309 Seven Springs Way 305 Brentwood TN 37027

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 19th day of May, 2010.

Real World Tours Inc.

BY: _____
Debbie Doebler, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Debbie Doebler with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is an officer with Real World Tours Inc., a Tennessee Corporation, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of May, 2010.

_____
Notary Public

My Commission Expires: _____

J. MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
May 6, 2013
STATE OF TENNESSEE