THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,500.00. Jea W. Sim / Helen H. Sim Affiant
BOX 50-B PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE.	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF June, 2010 Notary Public MY COMMISSION EXPIRES: May 8, 2012 (AFFIX SEAL)

R. L. COOPER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

BILL GARRETT, Davidson County
Trans:T20100036163 DEEDWARR
Recvd: 06/15/10 09:34 2 pgs
Fees:13.00 Taxes:675.25
20100615-0046329

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jea W. Sim	First Tennessee Bank National Association	MAP 104-6-B
3314 West End Ave. # 501	165 Madison Ave, 8th Floor	PARCEL 501.00CO
Nashville, TN 37203	Memphis Tennessee 38103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Ryan Kauffman married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jea W. Sim and wife Helen H. Sim**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson county, Tennessee, being Unit No. 501 of Park Road Condominium, aka West End Park, a condominium development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 69-27-101 et seq. of the Tennessee Code Annotated, under the Master Deed of record in Book 5845 page 831, as amended in Instrument No. 20071213-0143676, Registers Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 reigned and buildings thereof; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "A-1" to said Master Deed. Reference is hereby made to the plat of The Park Road Condominium of record in Plat book 5200 page 391, said Registers Office for a more complete description of such unit.

Being the same property conveyed to Ryan Kauffman, unmarried, by deed dated July 3, 2000 from Mavis E. Hooper and Charles W. Hooper, of record in Instrument No. 20000705-0066564, Registers Office for Davidson County, Tennessee. Having since married, his spouse Lindsay Kauffman joins in this conveyance and waives any marital rights she may have in the property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED (X) IMPROVED property known as **3314 West End Ave. # 501, Nashville, TN 37203.**

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 hand(s) this the 11th day of June, 2010.

Ryan Kauffman by Lydia Armistead, Attorney in Fact
Ryan Kauffman by Lydia Armistead, Attorney-in-Fact

Lindsay Kauffman by Lydia Armistead, Attorney in Fact
Lindsay Kauffman by Lydia Armistead, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lydia Armistead,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Ryan Kauffman,** as her Attorney in Fact, as the free act and deed of the within named **Ryan Kauffman**.

Witness my hand and official seal this the 11th day of June, 2010.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lydia Armistead** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Lindsay Kauffman**, as her Attorney in Fact, as the free act and deed of the within named **Lindsay Kauffman**.

Witness my hand and official seal this the 11th day of June, 2010.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN