THIS INSTRUMENT PREPARED BY: **Mudter & Patterson, Attys.** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **(615) 383-4429** **FTEC File No. 29627**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $172,500.00. Wendy C Lawson Affiant Subscribed and sworn to before me this 28th day of July, 2010. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Wendy C. Lawson 2503 Blair Boulevard Nashville, TN 37212	Send Tax Bills to New Owner	Tax Information: 104 150 E 00200 CO

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, Billy K. Perryman, married, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Wendy C. Lawson, unmarried, ("Grantee"), her 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 2503 Blair Boulevard, Nashville, TN 37212.

Subject property is not the marital residence of the grantor herein.

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, her 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 this 28th day of July, 2010.

Billy K. Perryman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand at office this 28th day of July, 2010.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20100046714 DEEDWARR
Recvd: 07/30/10 10:29 2 pgs
Fees:13.00 Taxes:638.25
20100730-0059755

Exhibit "A"

Land in Davidson County, Tennessee, being Unit No. 2503-B in Blair Boulevard Condominiums, a horizontal property regime, located on Blair Boulevard, Davidson County, Tennessee, and described in a Master Deed and the Plat attached thereto, of record in Instrument No. 20020107-0001914, Register's Office for Davidson County, Tennessee, to which documents reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Blair Boulevard Condominiums, contained in the Master Deed and By-Laws appended thereto, recorded in Instrument No. 20020107-0001914, and the plat attached thereto, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Said unit also comprises Lot No. 1, Resubdivision of Lot No. 93 on the Map of Sunset Park, of record in Plat Book 4885, page 39 (erroneously referred to as page 34 in the previous deed of record), Register's Office for said county.

Being the same property conveyed to Billy K. Perryman by quitclaim deed from Mary Par Fitchpatrick, recorded in Instrument No. 20100730005975Y, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. State and county taxes for the year 2010 and subsequent years, a lien not yet due and payable.

2. Covenants, conditions, restrictions and agreements contained in the Master Deed and By-Laws for Blair Boulevard Condominiums, recorded in Instrument No. 20020107-0001914, Register's Office for Davidson County, Tennessee.

3. All matters shown on the plan of record in Plat Book 4884, page 39, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.