THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***230,000.00.

Rebecca S. Villers
Affiant

BILL GARRETT, Davidson County
Trans:T20100056387 DEEDWARR
Recvd: 09/08/10 14:30 2 pgs
Fees:13.00 Taxes:851.00
20100908-0071539

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 31st day of August, 2010.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Joylenn R. Barton 2600 Hillsboro Road #349 Nashville, Tennessee 37212	Merrill Lynch Credit Corp. 5201 Gate Parkway Jacksonville, FL 32256	MAP 117-03-0 H PARCEL 349.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Thousand and 00/100 Dollars ($***230,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Rebecca S. Villers, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Joylenn R. Barton, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit 349, Garage G-73, Parking Space S-32, THE ENCLAVE AT HILLSBORO VILLAGE CONDOMINIUMS, as established under Master Deed of record as Instrument No. 20051005-0119789, as amended in Instrument Nos. 20060210-0016562 and 20060919-0116052 in the Register's Office for 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 Rebecca S. Villers by Special Warranty Deed from Nashville Enclave, L.P., a Texas Limited Partnership (f/k/a Nashville Enclave Apartments, L.P., a Texas Limited Partnership) of record as Instrument No. 20061003-0122567, as corrected by Instrument No. 20070524-0061964 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2600 Hillsboro Road #349, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, her heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Master Deed of record as Instrument No. 20051005-0119789, as amended in Instrument Nos. 20060210-0016562 and 20060919-0116052 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 31st day of August, 2010.

Rebecca S. Villers

Rebecca S. Villers

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 Rebecca S. Villers, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 2010.

Mitchell A. Watts

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY