BILL GARRETT, Davidson County
Trans:T20110012250 DEEDWARR
Recvd: 03/01/11 11:22 3 pgs
Fees:18.00 Taxes:2615.90
20110301-0016364

Box 7-A

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
TUAN Q. NGUYEN	RENASANT BANK	Map: 130-08
4422 WALLACE LANE	2001 PARK PLACE, NORTH 650	
NASHVILLE, TN 37215	BIRMINGHAM, AL 35203	Parcel: 77.00
This instrument prepared by: Joseph V. Ferrelli, Attorney at Law, 102 Woodmont Boulevard, Suite 231, Nashville, Tennessee 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency all of which are hereby acknowledged, **WALLACE LANE PARTNERS TWO** (The Grantor) has bargained and sold, and by these presents do transfer and convey unto, **TUAN Q. NGUYEN,** (The "Grantee(s)"), his heirs and assigns, Grantor's interest in a certain parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B on the Plan of 4320 Brownstones, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended T.C.A., and as established by a Master Deed and By-Laws of record as Instrument No. 20100607-0043993, as amended in Instrument No. 20110222-0014467, Register's Office for Davidson County, Tennessee, together with the undivided percentage of interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of 4320 Wallace Lane Townhomes as shown as an attachment to Exhibit "B" of the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed by Quitclaim Deed from A/E Construction, Inc., a Tennessee Corporation to Wallace Lane Partners Two, a Tennessee General Partnership, as recorded on the 7th day of June 2010, in Instrument No. 20100607-0043995; Warranty Deed from Vance Wheeler, an unmarried individual to A/E Construction, Inc., a Tennessee Corporation, as recorded on the 7th day of June 2010, in Instrument No. 20100607-0043992, and Warranty Deed from Wendy L. McMurray to Vance Wheeler, as recorded on the 25th day of April 2007, in Instrument No. 20070425-0049044, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: (If applicable)

1. **Property Taxes and assessments for the year 2011, and subsequent years, not yet due and payable for Tax/Parcel No. 130-08-0-077.00.**

2. **Liability as to taxes resulting from supplemental, revised or correction assessment pursuant to the provisions of T.C.A., 67-5-603, et. seq.**

3. **Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF SNEED ESTATES, as recorded in Plat Book 2133, Page(s) 10 and 11, amended in Plat Book 4356, Page 296, Plat Book 4705, Page 508, Plat Book 5817, Page 771, and Plat Book 8069, Page 673.**

4. **Covenants, Conditions and Restrictions as set froth in a Deed recorded in Book 6037, Page 878.**

5. **Terms and provisions of by-Laws recorded in Instrument No. 20100607-0043993.**

6. **Conditions, covenants, reservations, requirements, options, burdens, and agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 4320 WALLACE LANE TOWNHOMES of record in Instrument No. 20100607-40043993 as amended; also subject to 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 regime and building thereon.**

This is improved property known as 4422 Wallace Lane, Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $707,000.00.

Ruth B. Ferrelli
Affiant

Subscribed and sworn to before me this 7th day of February 2011

Joseph V. Ferrelli Jr.
Notary Public
My Commission Expires: 3/10/12

JOSEPH V. FERRELLI JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee(s), his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor 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 set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee(s), his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 24th day of February 2011.

WALLACE LANE PARTNERS TWO

By: A/E CONSTRUCTION, INC.

Its: GENERAL PARTNER, ADAM EPSTEIN

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Adam J. Epstein, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of A/E Construction, Inc., the within named bargainor, a corporation, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation, by the said Adam J. Epstein as it's President.

Witness my hand and official seal at office, this 24TH day of February 2011.

NOTARY PUBLIC

JOSEPH V. FERRELLI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Joseph V. Ferrelli

MY COMMISSION EXPIRES: 7/17/10