Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct. Ste 200
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $287,500.00

Eric T. Edmonds
Affiant

Subscribed and sworn to before me, this 8 day of March 2011.

Notary Public
My commission expires: 3/29/11

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 03/11/11 09:16 4 pgs
Fees:23.00 Taxes:1063.75
20110311-0019390

Address of New Owner:	Send Tax Bills to:	Tax Information
Eric T. Edmonds	Farmers Bank & Trust	116030D00100CO
126 A Woodmont Blvd.	330 Mayfield Dr., Ste C-6	
Nashville TN 37205	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Ann K. Parker unmarried hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Eric T. Edmonds an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. A of 126 Woodmont Townhouses, and described in a Master Deed recorded in Book 5999 Page 8 Register's Office for Davidson County, Tennessee, to which reference is hereby made and further described and limited common elements shown on the plan of 126 Woodmont Townhouses, of record in Book 5800, page 147 Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of 126 Woodmont Townhomes contained in the Master Deed and By-Laws appended thereto are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Ann K. Parker, unmarried by deed dated September 30, 1987 from Frierson R. Craig and wife, Suzanne Craig of record in Book 7369 page 617, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2011 taxes, a lien which are not yet due and payable. 2) If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which

improvements are completed as defined by statute. The company assumes no liability for taxes assessed by correction pursuant to the provision of TCA 67-5-7603 et seq 3) All matters appearing on plan of 126 Woodmont Townhouses of record in Book 5800 Page 147, Register's Office for Davidson County, Tennessee 4) By-Laws of 126 Woodmont Homeowners Association, Inc of record in Book 5999 Page 39 5) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in n the Master Deed recorded in Book 5999 Page 8 and in any allied instruments(s) referred to in said restrictions.

This property is improved property known as 126 A Woodmont Blvd., Nashville, Tennessee 37205

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 10 day of March, 2011.

Ann K. Parker

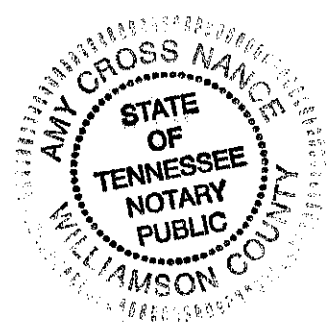
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ann K. Parker, the bargainor(s), 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 at Brentwood, Tennessee, this 10th day of March, 2011.

Notary Public

My Commission expires: 3/29/11



FILE NO: 06723

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

