File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50762
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Lisa Lyn Renneke 4505 Harding Pike #34-E Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 116030A03900CO

BILL GARRETT, Davidson County
Trans:T20110015374 DEEDWARR
Recvd: 03/15/11 11:59 2 pgs
Fees:13.00 Taxes:666.00
20110315-0020438

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$180,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **George N. Spiva**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lisa Lyn Renneke, unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 33-E and 34-E of Royal Oaks Tower Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on The Plan of record in Book 4460, page 189, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to George N. Spiva by Special Warranty Deed from Fannie Mae a/k/a/ Federal National Mortgage Association dated December 7, 2010 and recorded on December 13, 2010, of record in Doc. No. 20101213-0099093, Register's Office for Davidson County, Tennessee. The Grantor acquired title to the above described property at a closing which occurred on December 7, 2010. The previous deed included a restriction which had a time duration of three months from December 7, 2010. The subject restriction expired and thereby terminated on March 8, 2011.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4460, Page 189, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 4710, page 901, Book 4798, page 813, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This property was not used by Grantor as a personal residence, but was, instead, purchased for renovation and resale.

This is improved property, known as: 4505 Harding Pike Apt. No. 34-E, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of March, 2011.

George N. Spiva

State of TENNESSEE
County of DAVIDSON

On this 10th day of March, 2011 , before me the undersigned authority, personally appeared George N. Spiva , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

My Commission Expires: _____

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

Sworn and subscribed before me this the 10th day of March, 2011

Notary Public

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

My Commission Expires: _____