Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Michael K. Ross and Joy W. Ross 3629 West End Avenue #200 Nashville, TN 37205	Map/Par. 104-09-OP-202.00-CO	Pinnacle National Bank 150 3rd Avenue South Suite 900 Nashville, TN 37205
This instrument prepared by: Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, J. ALAN DUGGER AND WIFE, KIM B. DUGGER, (the "Grantors'), have bargained and sold, and by these presents do transfer and convey to MICHAEL K. ROSS AND WIFE, JOY W. ROSS, (the "Grantees"), Grantees' heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2B (and Parking Spaces No. 1, 2 and 3 and Storage Units No. 5 and 6, as limited common elements assigned by the Declarant appurtant to said unit), of the West End Condominiums, a Horizontal Property Regime created under Title 66, Chapter 27, Section 101 et seq., as amended in the Tennessee Code Annotated, and as established by Master Deed and By-Laws of record in Instrument No. 20040625-0075579, as amended in Instrument No. 20060224-0021515, in Instrument No. 20060801-0093612, in Instrument No. 20061003-01224488 and Supplement and Amendment No. 4 to Master Deed of West End Condominiums of record in Instrument No. 20080514-0049606, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $499,900.00.

Affiant

Subscribed and sworn to before me this 17th day of May, 2011.

Notary Public

My Commission Expires: My Commission Expires MAY 6, 2013

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20110029491 DEEDWARR
Recvd: 05/18/11 09:37 3 pgs
Fees:18.00 Taxes:1849.63
20110518-0037969

Being the same property conveyed to J. Alan Dugger and wife, Kim B. Dugger by deed of record as Instrument No. 20080528-0054260, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth on Exhibit A attached hereto and incorporated herein by reference.

This is improved property located at 3629 West End Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantors covenant with the Grantees that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 17th day of May, 2011.

J. ALAN DUGGER

KIM B. DUGGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert L. Scruggs, Notary Public, J. Alan Dugger and wife, Kim B. Dugger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of May, 2011.

Notary Public
My Commission Expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

2615947
201453-301003

7/2615947.2

EXHIBIT A

1. Real estate taxes for the current year which have been prorated between the parties.

2. The Property herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws of West End Condominiums of record in Instrument No. 20040625-0075579, as amended in Instrument No. 20060224-0021515, in Instrument No. 20060801-0093612, in Instrument No. 20061003-0122488 and Supplement and Amendment No. 4 to the Master Deed of West End Condominiums of record in Instrument No. 20080514-0049606, Register's Office for Davidson County, Tennessee.

3. Ingress/Egress Easement of record as Instrument No. 20021111-0138977, Register's Office for Davidson County, Tennessee.

4. Joint Driveway Agreement of record in Book 2495, page 537, Register's Office for Davidson County, Tennessee.