Prepared By + Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

This instrument prepared by and Record and Return to:
Parthenon Title Agency, LLC
109 Kenner Avenue Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: 11-1145

WARRANTY DEED

THIS INDENTURE, made and entered into this 9/30/2011, by and between David Martin, an unmarried individual, parties of the first part, and Charles Michael DeMoss, an unmarried individual, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

A certain Condominium Apartment In Davidson County, Tennessee, Being Unit No. 132 on the plan of Rock Harbor Condominiums of record in Book 6153, page 421, amended in Book, 6162, page 251, Book 7369, page 206 and Book 9355, page 210, in the Register's Office of Davidson County, Tennessee, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to David Martin, unmarried by deed from Nathinal Shepard and wife, Jacqueline Shepard of record as Instrument No. 20071010-0120429, said Register's Office.

There is conveyed with the above described individual condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of Rock Harbor Condominiums as said areas are set forth and defined in Master Deed and By Laws of record in Book 6153, page 421, Book 6162, page 251, Book 6896, page 661, Book 7369, page 206 and Charter of record in Book 6145, page 762, said Register's Office and to which reference is hereby made for more particulars.

This conveyance is made subject to Master Deed, restrictions and easements of record.

Parcel ID # 90-11A-132CO
Improved property located at: **515 Basswood Drive #132, Nashville, TN 37209**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

BILL GARRETT, Davidson County
Trans:T20110061964 DEEDWARR
Recvd: 10/05/11 10:21 2 pgs
Fees:13.00 Taxes:258.63
20111005-0077138

9/30/11

David Martin

STATE OF ~~Tennessee~~ TEXAS

COUNTY OF ~~Davidson~~ COLLIN

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared David Martin to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 30th day of September, 2011..

Notary Public

My Commission Expires: 11/09/2012

CORA J. SCHULER
Notary Public, State of Texas
My Commission Exp. 11-09-2012

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Owner's Name: Charles M Demoss

and Address: 515 Basswood Drive #132, Nashville, TN 37209

Mail tax bills to, (Person or Agency responsible for payment of taxes)

USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, TX 78288

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $69,900.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn to before me this 30th day of September, 2011..

Notary Public

My Commission Expires: 11/10/13

K. THOMAS SIDWELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY