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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & ~~Return To:~~** HOLD FOR:<br>**~~File Box 9B:~~** Marbut Gaston,Lawyer<br>**~~First Title & Escrow Co., Inc.~~**<br>**FTEC File No. 20735-04-2003** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $429,500.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 29th day of May, 2003.<br><br>Notary Public<br><br>My Commission Expires: |

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Milton E. Wilson<br>3500 Hopkins Street<br>Nashville, TN 37215 | **Send Tax Bills To:**<br>New Owner At Same Address | **Tax Information:**<br><br>Map No.117.11<br>Parcel No. 003.00 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert A. Horrar and wife, Carol Powell** , ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Milton E. Wilson** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3500 Hopkins Street, Nashville, TN, 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this May 15, 2003.

Robert A. Horrar

Carol Powell

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert A. Horrar and Carol Powell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of MAY, 2003.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 05/30/03 10:58 2pgs
Fees:13.00 Taxes:1589.15

20030530-0073068

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 137-A, together with the appurtenant interest in the common elements of Bentley Park Condominiums, a horizontal property regime established by Master Deed, of record in Book 7076, page 560, Register's Office for Davidson County, Tennessee said Unit being located upon Lot No. 137 on the Plan of Bentley Park Condominiums of record in Plat Book 6900, page 153, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert A. Horrar by deed from Judy Underhill, Executrix of the Estate of David Underhill, deceased of record in Book 11567, page 636, said Register's Office.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws for Bentley Park Condominiums, of record in Book 7076, page 560, Register's Office for Davidson County, Tennessee; and
4) Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.; and
5) All matters appearing on the Plan of record in Plat Book 6900, page 153, Register's Office for Davidson County, Tennessee.