THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22439-02-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $669,000.00. Affiant Subscribed and sworn to before me this 26th day of April, 2004. Notary Public NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: James E. Manson, Ellen M. Manson 4132 Baldwin Arbor Nashville, TN 37215	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.131.01 Parcel No. 009.00 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, **Wayne E. Hilton, Sr. and Patricia F. Hilton**, Husband and wife, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James E. Manson and Ellen M. Manson,** Husband and wife ("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 4132 Baldwin Arbor, 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 the 26th day of April, 2004.

Wayne E. Hilton, Sr.

Patricia F. Hilton

Davidson County DEEDWARR
Recvd: 05/03/04 16:19 2pgs
Fees:13.00 Taxes:2475.30
20040503-0050268

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Wayne E. Hilton, Sr. and Patricia F. Hilton**, 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 26th day of April, 2004.

Notary Public

My Commission Expires:

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Resubdivision Lot 9 and part of Open Space Baldwin Harbor, as of record as Instrument No. 20000128-0009264, page , Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being part of the same property conveyed to Wayne E. Hilton, Sr. etux Patricia F. Hilton, by quitclaim deed dated 6/25/2001 from The Hilton Company, Inc., a Tennessee corporation, of record as Instrument No. 20010626-0067313, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which .
2. Declaration of Covenants, Conditions By-Laws and Retrictions for Baldwin Arbor, of record in Book 11556, page 98, amended in Instrument No. 20010626-0067310, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons);
3. Charter of Incorporation of Baldwin Arbor Community Association, Inc. of record in Book 11564, page 842, Register's Office for Davidson County, Tennessee.;
4. All matters appearing on the Plan of record as Instrument No. 20000128-0009264, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record in Book 9700, page 746, Register's Office for Davidson County, Tennessee.