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. 23847-01-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $180,000.00. Frances C. Huggins Affiant Subscribed and sworn to before me this 1st day of February, 2005. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Frances C. Huggins 105 Leake Avenue, # 26 Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.116.13-0C Parcel No. 026.00-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, **C. Royal McCullough, III. and Donna M. Prakas, as surviving heirs-at-law of Donna W. McCullough** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Frances C. Huggins** ("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 105 Leake Avenue, # 26, Nashville, TN 37205

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.

This property is not the principal residence of C. Royal McCullough, III or Donna M. Prakas.

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 1st day of February, 2005.

C. Royal McCullough, III
Heir-At-Law

Donna M. Prakas by C. Royal McCullough, III
Donna M. Prakas, Heir-at-Law, by C. Royal McCullough, III, her Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 1st day of February, 2005.

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Notary Public

Davidson County DEEDWARR
Recvd: 02/04/05 16:07 2 pgs
Fees:13.00 Taxes:666.00

20050204-0013588

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **C. Royal McCullough, III,** with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said **Donna M. Prakas** and is authorized by the said **Donna M. Prakas** to execute this instrument on HER behalf.

Witness my hand, at Office, this 1st day of February, 2005.

My commission expires:

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Notary Public

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 26 on the Plan of Revised Belle Meade Tower Condominium Apartments, of record in Instrument No. 2000102-00104050, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Meade Tower, a horizontal property regime established by Master Deed of record in Book 4469, page 530, corrected in Book 4494, page 489, amended in Book 4631, pages 407 and 410, Book 4851, page 950, Book 5046, page 828, Instrument No. 20000803-0076841, Instrument No. 20000614-0059221, Instrument No. 20030725-0104241, and in Instrument No. 20030902-0126376, said Register's Office.

Being the same property conveyed to Donna W. McCullough by deed dated September 10, 1999 from John E. Cain, III Trustee with full power of record in Book 11683, page 638, Register's Office for Davidson County, Tennessee. Donna W. McCullough has since died leaving C. Royal McCullough, III and Donna M. Prakas as her heirs at law. Affidavit of heirship of record in Instrument No. 20040812-0097303, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. 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 Belle Meade Tower, of record in Book 4469, page 530, corrected in Book 4494, page 489, amended in Book 4631, pages 407 and 410, Book 4851, page 950, Book 5046, page 828, and in Instrument No. 20000803-0076841, Instrument No. 20000614-0059221, Instrument No. 20030725-0104241, and in Instrument No. 20030902-0126376, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3839, page 983, Book 4790, page 319 and in Book 4925, page 594, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 2000102-00104050, Register's Office for Davidson County, Tennessee.
6. Easement of record in Book 1207, page 547, Book 4355, page 696, and in Book 6701, page 203, Register's Office for Davidson County, Tennessee.
7. Easement for building clearance of record in Book 3183, page 201, Register's Office for Davidson County, Tennessee.
8. Easement for right-of-way of record in Book 9351, page 933, Register's Office for Davidson County, Tennessee.
9. Memorandum of Lease recorded in Book 10468, page 321, Register's Office for Davidson County, Tennessee.