This Instrument Prepared By:
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 03/15/05 15:02 3 pgs
Fees:18.00 Taxes:1017.50
20050315-0028517

| NEW OWNER | SEND TAX BILL | MAP-PARCEL NO. |
|---|---|---|
| William D. Gibbons<br>Arenna Lee Gibbons<br>4200 Belmont Park Terrac #223<br>Nashville, TN 37215 | SAME | Map 131-3-C<br>Parcel 223 |

**WARRANTY DEED**

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Elizabeth Gwinn ("Grantor"), has bargained and sold, and by these presents does transfer and convey to William D. Gibbons and Arenna Lee Gibbons, as equal tenants in common, ("Grantee"), their heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Building Site No. 223 as shown on the Plan of Arden Place, Section IX, of record in Plat Book 5210, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Together with one membership in Arden Place Home Owners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.
>
> Being the same property conveyed to Robert L. Gwinn and wife, Elizabeth Gwinn by deed from Sheridan Construction Company, a Tennessee corporation, of record in Book 5394, page 769, Register's Office for Davidson County, Tennessee, said Robert L. Gwinn having died in Davidson County, Tennessee on June 23, 1990.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

The Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) Subject to all matters shown on the Plan of Section 9, Arden Place of record in Plat Book 5210, Page 73, Register's Office of Davidson County, Tennessee.

(2) Terms, provision, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of Arden Place of record in Book 4754, page 455, as supplemented in Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592, and in Book 5514, page 636, said Register's Office, but omitting any

covenant, condition or restriction, if any based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition 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 Arden Place Home Owners Association Inc., of record in Book 4749, page 634, said Register's Office.

(4) Declaration of Boundary Line of record in Book 8813, page 398, said Register's Office.

(5) Subject to lien for special assessments as contained in the Declaration of Covenants, Conditions and Restrictions.

(6) Subject to the rights of others in and to the common areas and/or elements.

(7) Any tax or assessment not posted on the records of the taxing authority(ies) of which the land described in Schedule C hereof is subject, including but not limited to: Supplemental, Revised, and/or Corrected Assessments pursuant to T.C.A. Section 67-5-603 *et. seq.;* Back Assessments pursuant to T.C.A. Section 67-1-1001 *et. seq.*; or taxes based on a change in the classification of the insured property (Roll Back Taxes) pursuant to T.C.A. Section 67-5-1001 *et. seq.*

This is improved property commonly known as 4200 Belmont Park Terrace #223, Nashville, Davidson County, Tennessee 37215.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 15th day of March, 2005.

Elizabeth Gwinn

**Elizabeth Gwinn**

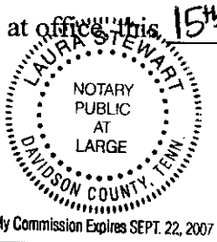
By: Samuel E. Stumpf

**Samuel E. Stumpf**
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, Samuel E. Stumpf, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Elizabeth Gwinn acknowledged that such person executed the same as the free act and deed of Elizabeth Gwinn.

WITNESS MY HAND, at office, this 15th day of March, 2005.




Notary Public

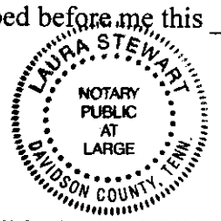
My Commission Expires: My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Sworn to and subscribed before me this 15th day of March, 2005.




Notary Public

My Commission Expires: My Commission Expires SEPT. 22, 2007