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. 23929-02-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00. Affiant Subscribed and sworn to before me this 15th day of March, 2005. Notary Public My Commission Expires:

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Samuel N. Hazen Glenna T. Hazen 1205 Waterstone Blvd. Franklin, Tennessee 37069	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.130.09 Parcel No. 142.00

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, **Gudrun L. West, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samuel N. Hazen and wife, Glenna T. Hazen** ("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 410 Brookfield Avenue, Nashville, Tennessee 37205

Robert West, spouse of Gudrun L. West, joins in the execution of this instrument for the purpose of conveying any interest he may have in subject property by virtue of his marriage to the said Gudrun L. West.

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 15th day of March, 2005.

Gudrun L. West

Robert West

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 15th day of March, 2005.

Notary Public

My Commission Expires:

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 03/21/05 15:17 2 pgs
Fees:13.00 Taxes:4070.00

20050321-0030749

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly part of Lot No. 16, Block I, on the Plan of the Highlands of Belle Meade, as of record in Book 547, page 180, Register's Office for said County.

Said part of said Lot 16 fronts 172 feet on the northerly margin of Brookfield Drive, and extends back 384.5 feet on the easterly line, and 351.0 feet on the westerly line, to a line on the rear on which it measures 148.0 feet.

Being the same property conveyed to Gudrun L. West, married by deed dated November 14, 2003 from Karol Kendall Fort and Duncan McKay Fort, III of record as Instrument No. 20031121-0170225, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been pro-rated and assumed by the Grantee;
2. All matters appearing on the Plan of record as Book 547, page 180;
3. Water mains agreement recorded in Book 1255, page 580; and
4. Encroachment agreement recorded as Instrument No. 20041013-0123200, Register's Office for Davidson County, Tennessee.