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. 23977-03-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $762,500.00. Affiant Subscribed and sworn to before me this 1st day of April, 2005. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: John Bruno, III, 4108 Baldwin Arbor Nashville, TN 37215	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.131.01-0K 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, **The Hilton Company, a Tennessee corporation**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Bruno, III** ("Grantee"), his 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 4108 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 1st day of April, 2005.

The Hilton Company, a Tennessee corporation

By: _____
Wayne E. Hilton, Sr., President

Davidson County DEEDWARR
Recvd: 04/08/05 13:57 2 pgs
Fees:13.00 Taxes:2821.25

20050408-0038960

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Wayne E. Hilton, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the PRESIDENT (or other officer authorized to execute the instrument) of The Hilton Company, a Tennessee corporation, the within named bargainor, a corporation, and that he as such authorized officer has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such aforesaid authorized officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 1st day of April, 2005.

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

Notary Public

My Commission Expires:

My Commission Expires JULY 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Baldwin Arbor, as of record in Plat Book 9700, page 746, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to The Hilton Company, a Tennessee corporation by Quitclaim Deed dated July 7, 2003 from Wayne E. Hilton, Sr. and wife, Patricia F. Hilton of record in Instrument No. 20030709-0094892, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 County Taxes which have been prorated and assumed by the Grantees.
2. Declaration of Covenants, Conditions By-Laws and Restrictions 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 Book 9700, page 746, Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Book 11104, page 441, Register's Office for Davidson County, Tennessee.