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. 24045-03-2005** FILE BOX 9b	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $203,500.00. Marjorie Rebecca Kantz Affiant Subscribed and sworn to before me this 29th day of April, 2005. Notary Public My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

WARRANTY DEED

Address New Owner: Marjorie Rebecca Kantz 4400 Belmont Park Terrace #171 Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.131.03-0C Parcel No. 171.00-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, **Leslie H. Bird**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marjorie Rebecca Kantz, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is property located at 4400 Belmont Park Terrace #171, 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 29th day of April, 2005.

Leslie H Bird

Leslie H. Bird

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 29th day of April, 2005.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 05/03/05 15:57 2 pgs
Fees:13.00 Taxes:752.95

20050503-0049533

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 171 on the Plan of Section Five Arden Place, as of record in Plat Book 4955, page 41, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to David W. Bird and wife, Leslie H. Bird by deed dated 6/21/89 from William R. Daniel, Jr. and wife, Carolyn T. Daniel of record in Book 7872, page 442, Register's Office for Davidson County, Tennessee. The said David W. Bird having since died.

This conveyance is made subject to:

1. 2005 County Taxes which have been prorated and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Arden Place of record in Book 4754, page 455, supplemental 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, 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. Dedication of common area to Arden Place Home Owners Association, Inc of record in Book 5091, page 725, corrected in Book 5094, page 501, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Arden Place Homeowners Association, Inc. of record in Book 4749, page 635, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 4955, page 41, Register's Office for Davidson County, Tennessee.
6. Declaration of Boundary Line recorded in Book 8813, page 398, Register's Office for Davidson County, Tennessee.