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. 24626-08-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $249,900.00. Blaire Simpson McMeans Affiant Subscribed and sworn to before me this 31st day of August, 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: Neil M. Griggs 4244 Hillsboro Pike Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.131-2-H 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, **Blaire Simpson McMeans, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Neil M. Griggs, unmarried,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4244 Hillsboro Pike, 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 31st day of August, 2005.

Blaire Simpson McMeans

Blaire Simpson McMeans

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Blaire Simpson McMeans**, 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 31st day of August, 2005.

Notary Public

My Commission Expires:

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

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 09/08/05 13:49 2 pgs
Fees:13.00 Taxes:924.63

20050908-0108240

EXHIBIT "A"

Land in County, Tennessee, being Unit No. 4244, together with Parking spaces as specified on the plat shown on the master deed, together with the appurtenant interest in the common elements of Hillsboro Quarters Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20040421-0045569 amended in Instrument No. 20040511-0054050, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the aforementioned Master Deed.

Being the same property conveyed to Blair Simpson McMeans, unmarried by deed dated June 29, 2004 from Craighead Patten Properties, a Tennessee joint venture of record in Instrument No. 20040630-0077451, Register's Office for 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.
2. Charter of Incorporation of Hillsboro Quarters Condominium Owner's Association, Inc. of record in Instrument No. 20040330-0035515, Register's Office for County, Tennessee.
3. 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 Hillsboro Quarters Condominiums, of record in Instrument No. 20040421-004569, amended in Instrument No. 20040511-0054050 and Instrument No. 20050110-0003192, Register's Office for County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4041, page 9 and Instrument No. 20040526-0061600, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 547, pages 85 and 86, Register's Office for County, Tennessee.
7. Storm water detention agreement of record in Instrument No. 20030530-0073121, Register's Office for Davidson County, Tennessee.