THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 24588-08-2005** **Record & Return To:** **John T. Cook, PC**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $229,900.00. George G. Payne, Jr. Affiant Subscribed and sworn to before me this 16th day of September, 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: Earl W. Eckert, Roberta R. Eckert 3320 Hillsboro Pike Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.117.07-0H Parcel No. 016.00-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, **George G. Payne, Jr. and wife, Helen Payne**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Earl W. Eckert and wife, Roberta R. Eckert** ("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 3320 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 16th day of September, 2005.

George G. Payne, Jr.
George G. Payne, Jr.

Helen Payne by George G. Payne, Jr.
Helen Payne by George G. Payne, Jr.
as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 16th day of September, 2005.

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

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

My Commission Expires JULY 19, 2008

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, George G. Payne, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Helen Payne as her Attorney-In-Fact, as the free act and deed of the within named Helen Payne.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of September, 2005.

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

NOTARY PUBLIC

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 09/20/05 15:34 2 pgs
Fees:13.00 Taxes:850.63

20050920-0113234

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 3320 on the Plan of Roderick Square, of record in Plat Book 6250, page 928, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Roderick Square, a horizontal property regime established by Master Deed of record in Book 6867, page 385, said Register's Office.

Being the same property conveyed to George G. Payne, Jr., and wife, Helen Payne by deed dated February 27, 1998 from Bonnie B. Ozier, Unmarried of record in Book 10816, page 243, Register's Office for Davidson 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. 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 Roderick Square, of record in Book 6867, page 385, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 6250, page 928, Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Book 6601, page 519, Register's Office for Davidson County, Tennessee.