THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 24725-09-2005** **Record & Return To:** **Joseph V. Ferrelli, Esq.** **104 Woodmont Blvd., Unit 115** **Nashville, TN 37205**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,800,000.00. Affiant Subscribed and sworn to before me this 1st day of November, 2005. Notary Public My Commission Expires: APRIL N. PROVO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 19, 2009

WARRANTY DEED

Address New Owner: R. Milton Johnson Denice Johnson 5012 Hill Place Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.116.02-0B Parcel No. 020.00-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, **Donald B. Orr and wife, Edith M. Orr**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **R. Milton Johnson and wife, Denice Johnson** ("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 5012 Hill Place, Nashville, TN 37205

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 November, 2005.

Donald B. Orr

Edith M. Orr

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Donald B. Orr and Edith M. Orr**, 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 1st day of November, 2005.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 11/09/05 10:53 2 pgs
Fees:13.00 Taxes:10360.00

20051109-0135777

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Hill Place, as of record in Plat Book 7900, pages 923-932, amended in Book 10058, page 112, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Donald B. Orr and wife, Edith M. Orr by deed dated November 6, 2002 from Carol E. Waller, Unmarried of record in Instrument No. 20021107-0137272, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Hill Place, of record in Book 9645, page 85, amended in Book 9658, page 19, Book 10872, page 520, Book 11548, page 57, Instrument No. 20000322-0029124 and Instrument No. 20010510-0048634, 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 Hill Place Homeowner's Association of record in Book 9737, page 400, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Hill Place Homeowner's Association of record in Book 9730, page 356, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 7900, page 913, Book 7900, pages 923-932, amended in Book 10058, page 912, Register's Office for Davidson County, Tennessee.