Davidson County DEEDWARR
Recvd: 01/06/06 09:32 5 pgs
Fees:28.00 Taxes:185.00
20060106-0002032

WARRANTY DEED

This Warranty Deed made on this the 27 day of Dec, 2005, by and between Jerome J.Crawford, Trustee of the Nancy Brown Dunlap Trust, which trust was created pursuant to the terms of the Lat will & Testament of Nancy Brown Dunlap, and codicil thereto, which will and codicil are of record in Will Book 20, pages 590-601, in the Office of the Probate Court Clerk of Henry County, Tennessee, (hereinafter referred to as "Grantor") and Richard L. Dunlap, III (hereinafter referred to as "Grantee"), Witnesseth, that Grantor and Grantee understand and agree as follows:

That this instrument is intended to convey that certain real property described as follows:

See Exhibit A attached hereto and made a part hereof.

For source of Title see Deed of Record in Deed Book in the Register's Office of Davidson County, Tennessee, being No. 20040618-0072524 recorded on 6/18/04.

This conveyance is made in consideration of Ten Dollars ($10.00) and other good and valuable considerations, paid by grantee to grantor, the receipt of which is hereby acknowledged.

For the consideration above stated, grantor has given, granted, bargained, sold, and conveyed, and by these presents does give, grant, bargain, sell, and convey unto grantee, and to his heirs and assigns forever, all that parcel of land above-described.

To have and to hold, all and singular the grantor's interest in

the above-described land and premises, with the appurtenances, unto grantee, grantee's heirs and assigns, to the only proper use, benefit, and behoof of grantee, his heirs and assigns forever.

And grantor does covenant for himself and his heirs, executors, administrators, and assigns to and with grantee, his heirs, executors, administrators, and assigns, as follows:

Firstly, that grantor, is lawfully seized in his own right of a good, absolute, and indefeasible interest in fee simple in the above-described property, and has good right to convey the same;

Secondly, that the above-described premises are free and unencumbered except as herein stated.

Thirdly, that grantor and his heirs shall and will forever warrant and defend the title to the above-described property against all persons whomsoever.

The said grantor and all persons rightfully claiming under him will from time to time and at all times, at the request and cost of the said grantee, his heirs and assigns, execute all such further assurances for the further or more perfectly satisfactorily assuring and confirming the said hereditaments and premises hereby granted as shall be necessary to effectuate the purpose of this instrument.

That wherever in this Warranty Deed either Grantor or Grantee is named or referred to, such naming shall include all the class and the assigns, heirs, devisees, personal representatives, guarantor, successors in office or substitutes, of either, as the case may be, and that the pronoun as used herein in the third person singular, shall and does include the person, number and gender appropriate to the first designation of the parties.

IN WITNESS WHEREOF, Grantor has hereunto set his hand on the date first above written.

Jerome J. Crawford,
Trustee of the Nancy
Brown Dunlap Trust

STATE OF TENNESSEE

COUNTY OF CARROLL

Personally appeared before me, the undersigned, a Notary Public, in and for the State and County the within-named Jerome J. Crawford, Trustee of the Nancy Brown Dunlap Trust, the within named bargainor, 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 and official seal of office at McKenzie, County of Carroll, State of Tennessee this the 27 day of Dec., 2005

Notary Public

My commission expires 7/21/08.



OWNER OF PROPERTY AND PARTY RESPONSIBLE FOR TAXES:
Richard L. Dunlap, III
104 N. Brewer St.
Paris, Tn. 38242

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 50,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 27 day of Dec, 2005

Notary Public

My commission expires 7/21/08.

This instrument prepared by:
THE DUNLAP LAW FIRM,
104 N. BREWER STREET
PARIS, TENNESSEE 38242

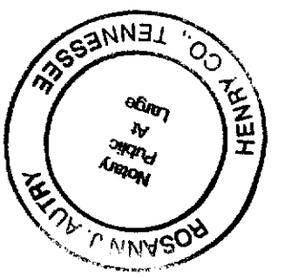


EXHIBIT "A"

Tax Information: Map No. 142.04-A
Parcel No. 091.00 CO

Land in Davidson County, Tennessee, being Unit No. 91 on the Plan of Belle Forest Condominium Apartments, of record in Plat Book 5200, page 167, 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 Belle Forest, a horizontal property regime established by Master Deed of record in Book 5438, page 699 as amended in Book 6082, Page 866; Book 7886, Page 939; and Instrument No. 20020321-0034877, said Register's Office.

This being the same property conveyed to Jerome J. Crawford, Trustee of the Nancy Brown Dunlap Trust by deed of Richard L. Dunlap, III, dated 6/18/04 of record as Lns. No. 20040618-0072524 in the Register's Office of Davidson Co. TN.
This is improved property located at 214 Old Hickory Blvd., #91, Nashville, TN. 37221

This conveyance is made subject to:

1) 2005 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Charter of Incorporation of Belle Forest Homeowner's Association of record in Book 5460, Page 987, Register's Office for Davidson 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 Belle Forest, of record in Book 5438, Page 699 as amended in Book 6082, Page 866; Book 7886, Page 939; and Instrument No. 20020321-0034877, Register's Office for Davidson County, Tennessee.
4) Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5) All matters appearing on the Plan of record in Plat Book 5200, page 167, Register's Office for Davidson County, Tennessee.
6) Easement Agreement of record in Book 5074, Page 945, Register's Office for Davidson County, Tennessee.
7) Easement for Construction of drainage facility of record in Book 7957, Page 145, Register's Office for Davidson County, Tennessee.
8) Easement for public utilities of record in Book 8019, Page 126, Register's Office for Davidson County, Tennessee.
9) Easement for sewer of record in Book 8248, Page 214, Register's Office for Davidson County, Tennessee.
10) Easement for sewer to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Instrument No. 20000915-0091869, Register's Office for Davidson County, Tennessee.