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. 24981-12-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $254,500.00. Affiant Subscribed and sworn to before me this 20th day of January, 2006. NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE My Commission Expires: Notary Public

WARRANTY DEED

Address New Owner: Carrie L. Harper 320 Old Hickory Blvd. Unit 1210 Nashville, TN 37221	**Send Tax Bills To:** Wells Fargo Bank P.O. Box 5137 Des Moines, IA 50306-5137	**Tax Information:** Map No.128.12-A Parcel No. 067.00

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, **John H. King**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carrie L. Harper,** 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 improved property located at 320 Old Hickory Blvd. Unit 1210, Nashville, TN 37221

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 20th day of January, 2006.

John H. King
By Kathy Coleman, as his Attorney in Fact

Davidson County DEEDWARR
Recvd: 01/24/06 15:01 2 pg
Fees:13.00 Taxes:941.65

20060124-0009236

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Kathy Coleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of John H. King, as his Attorney-In-Fact, and as the free act and deed of the within named John H. King.

Witness my hand and official seal, at office in Nashville, Tennessee, this 20th day of January 2006.

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

Notary Public

My Commission Expires: JULY 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 67 Building No. 12, together with the appurtenant interest in the common elements of Eagle Ridge at the Reserve, Section 10, Phase 1A, a horizontal property regime established by Master Deed, of record in Instrument No. 20011011-0110875, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the 6th Amendment to the aforementioned Master Deed of record as Instrument No. 20020313-0031654.

Being the same property conveyed to John H. King, unmarried by Deed dated November 18, 2002, from Eagle Ridge at the Reserve, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20021120-0144061, Register's Office for Davidson County, Tennessee, which deed erroneously conveyed Unit No. 68, Building No. 12. See scrivener's affidavit recorded as Instrument No. 20051212-0148988, said Register's Office, for correction of unit number.

This conveyance is made subject to:

1. 2006 County taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Eagle Ridge at the Reserve Homeowners Association, Inc. of record in Instrument No. 20010112-0003836, amended in Instrument No. 20010112-0003839, 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 Eagle Ridge at the Reserve, of record in Instrument No. 20011011-0110875, amended in Instrument No. 20020313-0031654, 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 as Book 7900, page 869-898, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Instrument No. 20030106-0001894, Register's Office for Davidson County, Tennessee.
7. Easement for drainage of record in Book 7861, page 559, Register's Office for Davidson County, Tennessee.
8. Easement for drainage of record in Book 8083, page 534, Register's Office for Davidson County, Tennessee.
9. Easement for agreement of record in Book 5074, page 945, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Instrument No. 20001103-0109348, Register's Office for Davidson County, Tennessee.