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. 24978-12-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $135,000.00. Affiant Subscribed and sworn to before me this 25th day of January, 2006. 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:	**Send Tax Bills To:**	**Tax Information:**
Donna J. Hunt 11 Music Square East # 201 Nashville, TN 37203	NEW OWNER	Map No.093130A Parcel No. 201.00 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, **Darlene Shadden, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donna J. Hunt** ("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 11 Music Square East # 201, Nashville, TN 37203

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 25th day of January, 2006.

Darlene Shadden

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Darlene Shadden**, 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 25th day of January, 2006.

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: 01/31/06 14:02 2 pgs
Fees:13.00 Taxes:499.50

20060131-0012062

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 201 on the Plan of Spence Manor Condominium, as of record in Book 6794, page 219, amended in Instrument No. 20040325-0033922, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Darlene Shadden by Deed dated September 29, 2003 from Robert E. Hurley, unmarried of record in Instrument No. 20031023-0156839, and by quitclaim deed from EMC Mortgage Corporation, successor in interest to United Companies Lending Corporation, of record as Instrument No. 20060131-0012060, and by quitclaim deed from John Thomas, Jr., of record as Instrument No. 20060131-0012061, all in Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Spence Manor Condominium Association, Inc. of record in Book 6790, page 237, amended in Instrument No. 20011106-0121962 and in Instrument No. 20020710-0083218, 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 Spence Manor Condominium, of record in Book 6794, page 219, amended in Instrument No. 20040325-0033922, Register's Office for Davidson County, Tennessee.