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This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $153,500.00.

Affiant

Subscribed and sworn before me this the 13th day of February, 2006.

Notary Public
My commission expires:
11/22/08

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 02/14/06 14:05 2 pgs
Fees:13.00 Taxes:567.95

20060214-0017970

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Karen A. Otwell<br>420 Bowling Ave<br>Nashville, TN 37205 | Wells Fargo Bank, N. A.<br>2801 John Hawkins Parkway, Suite 109-C<br>Birmingham, AL 35244 | 104-13-0-D-012.00 CO |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Darwin Price and wife, Mei-Ling Price, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Karen A. Otwell, a married woman, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A-3 on the Plan of Bellwood Terrace Condominiums of record in Plat Book 5200, pages 568-569, 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 The Bellwood Terrace Homeowner's Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 6100, page 177, said Register's Office.

Being the same property conveyed to DARWIN L.S. PRICE, UNMARRIED, by deed from WILLIAM F. LEE, UNMARRIED, of record as Instrument No. 20000601-0054690, dated May 30, 2000, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 420 Bowling Ave, Nashville, TN 37205.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 13th day of February, 2006.

Darwin Price by Amir Roshan
His Attorney in Fact

Darwin Price
By Amir Roshan, his attorney-in-fact

Mei-Ling Price by Amir Roshan
Her Attorney-in-Fact

Mei-Ling Price
By Amir Roshan, her attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

On this 13th day of February, 2006, before me, the undersigned Notary Public in and for said County and State, personally appeared Amir Roshan with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Darwin Price, by Specific Power of Attorney dated January 25, 2006, and who acknowledged that he executed the same as the free act and deed of Darwin Price.

Witness my hand and official seal this 13th day of February, 2006.

Notary Public

My Commission Expires:

11/22/08

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 13th day of February, 2006, before me, the undersigned Notary Public in and for said County and State, personally appeared Amir Roshan with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mei-Ling Price, by Specific Power of Attorney dated January 25, 2006, and who acknowledged that he executed the same as the free act and deed of Mei-Ling Price.

Witness my hand and official seal this 13th day of February, 2006.

Notary Public

My Commission Expires:

11/22/08

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY