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. 25086-01-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $194,000.00. Affiant Subscribed and sworn to before me this 15th day of February, 2006. Notary Public KATHY SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 5/28/06 My Commission Expires

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Address New Owner: Kristen Bailey 7252 Hwy 70 S, Unit 403 Nashville, TN 37221	**Send Tax Bills To:** SunTrust Mortgage Inc. 201 - 4th Ave N, 7th Floor Nashville, TN 37219	**Tax Information:** Map No.142.07-0F Parcel No. 011.00-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, **Alice M. Ailey**, an unmarried woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristen D. Bailey, 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 7252 Hwy 70 S, Unit 403, 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 15th day of February, 2006.

Alice M. Ailey

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Alice M. Ailey**, 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 15th day of February, 2006.

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: 02/16/06 09:57 2 pgs
Fees:13.00 Taxes:717.80
20060216-0018758

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 403, Lot 11, together with the appurtenant interest in the common elements of Bellevue Commons Townhomes, a horizontal property regime established by Master Deed, of record in Instrument No. 20000720-0071772, re-recorded in Instrument No. 20000828-0084760, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed.

Being the same property conveyed to Alice M Ailey, an unmarried woman by Deed dated February 7, 2001 from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership of record in Instrument No. 20010209-0013038, 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 Bellevue Commons Townhome Association, Inc. of record in Instrument No. 20000720-0071771, amended in Instrument No. 20000915-0091868, and in Instrument No. 200001009-0100204, 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 Bellevue Commons Townhomes, of record in Instrument No. 20000720-0071772, re-recorded in Instrument No. 20000828-0084760, Register's Office for Davidson County, Tennessee.
4. Easement for ingress & egress of record in Book 7308, page 762, Register's Office for Davidson County, Tennessee.
5. Easement for storm drainage of record in Instrument No. 20000311-0025049, Register's Office for Davidson County, Tennessee.
6. Easement of record in Book 5202, page 736, Register's Office for Davidson County, Tennessee.
7. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 11426, page 63, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Instrument No. 20000616-0060368, Register's Office for Davidson County, Tennessee.