THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25112-02-2006** **Record & Return To:** **Rudy Title & Escrow** **2012 21st Avenue South** **Nashville, TN 37212**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $165,000.00 Affiant Subscribed and sworn to before me this 17th day of February, 2006. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Jason W. Owen 4505 Harding Pike #42E Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.116.03-0A Parcel No. 045.00-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, **Elizabeth C. Thompson, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason W. Owen** ("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 4505 Harding Pike #42E, 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 17th day of February, 2006.

Elizabeth C. Thompson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Elizabeth C. Thompson,** 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 17th day of February, 2006.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 02/22/06 10:24 2 pg
Fees:13.00 Taxes:610.50

20060222-0020552

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 42E on the Plan of Royal Oaks, of record in Plat Book 4460, page 189, 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 Royal Oaks Towers, a horizontal property regime established by Master Deed of record in Book 4710, page 901, said Register's Office.

Being the same property conveyed to Elizabeth C. Thompson by Executor's Deed dated, January 6, 2006 from Cumberland Trust & Investment Company as Executor of the Estate of Marshall Edgar Derryberry, III., of record in Instrument No. 20060110-0003791, 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. 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 The Royal Oaks Towers, of record in Book 4710, page 901, amended in Book 4798, page 813, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 4460, page 189, Register's Office for Davidson County, Tennessee.
5. Easement for driveway of record in Book 4668, page 986, Register's Office for Davidson County, Tennessee.