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. 25001-12-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $495,000.00. Affiant Subscribed and sworn to before me this 24th day of February, 2006. Notary Public My Commission Expires:

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: James R.Kellam, III 334 Whitworth Way Nashville, TN 37205	**Send Tax Bills To:** New owners	**Tax Information:** Map No.104.14-0H Parcel No. 021.00-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, **George E. Liesmann, Jr. and wife, Nancy A. Liesmann**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James R. Kellam, III unmarried** ("Grantee"), his 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 334 Whitworth Way, Nashville, TN 37205

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 24th day of February, 2006.

George E. Liesmann, Jr.

Nancy A. Liesmann

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **George E. Liesmann, Jr.** and **Nancy A. Liesmann**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of February, 2006.

Notary Public

My Commission Expires:

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 02/27/06 13:49 2 pgs
Fees:13.00 Taxes:1831.50

20060227-0022386

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Whitworth Phase 3 Section 1, as of record in Plat Book 7900, pages 866-868, amended in Book 9582, page 834 and in Book 10270, page 34, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to George E. Liesmann, Jr. and wife, Nancy A. Liesmann by Deed dated, October 29, 2004 from Carolyn A. Spurgeon and husband, Andrew J. Spurgeon of record in Instrument No. 20041101-0130458, 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. Declaration of Covenants, Conditions, By-Laws, and Restrictions for Whitworth of record in Book 8026, page 305, amended in Book 8282, page 45, Book 8830, page 249, and in Book 9778, page 27, annexed in Book 10503, page 139, and as Instrument No. 20020812-0097386 Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Declaration of Covenants, Conditions and Restrictions for Section C of record in Book 9567, page 216, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. Declaration of Covenants, Conditions and Restrictions for SWNA of record in Book 9567, page 185, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
5. Dedication of common area to SWMA Association of record in Book 10053, page 692, Register's Office for Davidson County, Tennessee.
6. Charter of Incorporation of The Whitworth Homeowner's Association of record in Book 8090, page 691, amended in Book 8283, page 523, Register's Office for Davidson County, Tennessee.
7. Charter of Incorporation of Amendment to the Charter of Whitworth Phase III Homeowner's Association of record in Book 10428, page 795, Register's Office for Davidson County, Tennessee.
8. Designation & Agreement of record in Book 9738, page 770, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record as Book 6900, pages 838-841, Register's Office for Davidson County, Tennessee.
10. All matters appearing on the Plan of record as Book 7900, pages 866-868, amended in Book 9582, page 834, and in Book 10270, page 34, Register's Office for Davidson County, Tennessee.
11. Easement for sewer of record in Book 3467, page 204 and in Book 3573, page 442, Register's Office for Davidson County, Tennessee.
12. Easement for storm water maintenance system of record in Book 9736, page 221, Register's Office for Davidson County, Tennessee.
13. Easement of record in Book 9567, page 691, Register's Office for Davidson County, Tennessee.
14. Easement for agreement of record in Book 9778, page 16, Register's Office for Davidson County, Tennessee.
15. Storm water detention agreement of record in Book 10633, page 334, Register's Office for Davidson County, Tennessee.