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. 25077-01-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. Affiant Subscribed and sworn to before me this 27th day of February, 2006. Notary Public My Commission Expires:

My Commission Expires
SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Nancy A. McMorrow 312 Harpeth Ridge Drive Nashville, TN 37221	**Send Tax Bills To:** Regions Mortgage Mortgage Loan Servicing Dept. 2520, P.O. Box 2153 Birmingham, AL 35287-2520	**Tax Information:** Map No.143.06-0A Parcel No. 004.00-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, **Carl C. Rose and wife, Phyllis S. Rose**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nancy A. McMorrow, unmarried** ("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 312 Harpeth Ridge Drive, 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 27th day of February, 2006.

Carl C. Rose

Phyllis S. Rose

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Carl C. Rose and wife, Phyllis S. Rose**, 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 27th day of February, 2006.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 03/02/06 15:06 2 pgs
Fees:13.00 Taxes:1165.50

20060302-0024525

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Phase One Harpeth Trace Estates, as of record in Plat Book 5200, page 125, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Carl C. Rose and wife, Phyllis S. Rose by warranty Deed dated, July 18, 1986 from Thomas E. Bernard, unmarried of record in Book 6923, page 37, re-recorded in Book 6959, page 882, 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 and Restrictions for Harpeth Trace Estates of record in Book 5120, page 208, Book 5120, page 918, corrected in Book 5182, page 767, Book 5178, page 138, Book 5182, page 769 and Book 5380, page 357, 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. Charter of Incorporation of Harpeth Trace Services Association of record in Book 5120, page 199 amended in Book 6556, page 693, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Plat Book 5200, page 125, Register's Office for Davidson County, Tennessee.
5. Easement of record in Book 5597, page 186, Register's Office for Davidson County, Tennessee.
6. Overpass Construction Agreement recorded in Book 5102, page 956, Register's Office for Davidson County, Tennessee.