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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br>**FTEC File No. 25124-02-2006**<br><br>**Record & Return To:**<br>**First Title and Escrow Company, Inc.**<br>File Box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $724,000.00.<br>Affiant<br>Subscribed and sworn to before me this 10th day of March, 2006.<br>Notary Public<br>My Commission Expires: |

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

# WARRANTY DEED

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| **Address New Owner:**<br>Edwin B. Peel, Jr., Trustee<br>Hilton B. Forcum, Trustee<br>33 Music Square West, #104A<br>Nashville, TN 37203 | **Send Tax Bills To:**<br>Edwin B. Peel, Jr., Trustee<br>33 Music Square West #104A<br>Nashville, TN 37203 | **Tax Information:**<br><br>Map No.116.08-0E<br>Parcel No. 103.00-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, **Susan S. Fuller, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edwin B. Peel, Jr., Trustee and Hilton B. Forcum, Trustee of the Amy Williams Trust** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

**Ross N. Fuller,** spouse of Susan S. Fuller, hereby joins in the execution of this instrument in order to convey any and all marital interest he may have in the subject property.

This is improved property located at 103 Adams Park, 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 10th day of March, 2006.

Susan S. Fuller

Ross N. Fuller

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Susan S. Fuller and Ross N. Fuller**, 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 10th day of March, 2006.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 03/14/06 15:05 2 pgs
Fees:13.00 Taxes:2678.80
20060314-0029376

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of (Revised) Sugartree Phase 3, as of record in Plat Book 5050, pages 67-71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Susan S. Fuller by Warranty Deed dated, August 6, 1997 from Don K. Cook and wife, Charmaine Denney Cook of record in Book 10562, page 927, 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 Sugartree, of record in Book 11758, page 466, 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. Dedication of common area of record in Book 5683, page 675, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Sugartree Homeowners Association, Inc. of record in Book 5683, page 670, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7061, page 100, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 5050, pages 67-71 and amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, Register's Office for Davidson County, Tennessee, Register's Office for Davidson County, Tennessee.
7. Approval of Plat recorded in Book 5162, page 632, Register's Office for Davidson County, Tennessee.
8. Easement to City of Nashville of record in Book 3400, page 63, Register's Office for Davidson County, Tennessee.