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. 25238-03-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $402,550.00. Affiant Subscribed and sworn to before me this 24th day of March, 2006. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE Christina M. Read My Commission Expires [illegible], 2006 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: David M. Hohlfeld Susan G. Trim 108 Chatsworth Drive Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.131.01-0F Parcel No. 005.00-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, **Sue Phillips Hardin, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David M. Hohlfeld, unmarried, as to an undivided 60% interest and Susan G. Trim, unmarried, as to an undivided 40% interest** ("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 108 Chatsworth Drive, Nashville, TN 37215

Louis H. Hardin, the spouse of Sue Phillips Hardin, joins in this conveyance solely to convey any marital interest he may have in subject property by virtue of his marriage to the said Sue Phillips Hardin.

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 March, 2006.

Sue Phillips Hardin

Louis H. Hardin

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Sue Phillips Hardin and Louis H. Hardin**, 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 March, 2006.

Notary Public

My Commission Expires:

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

Davidson County DEEDWARR
Recvd: 03/30/06 13:40 2 pgs
Fees:13.00 Taxes:1489.44
20060330-0036165

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Chatsworth, as of record in Plat Book 5200, page 575, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to William H. Phillips and wife, Sue Phillips by warranty Deed dated September 12, 1983 from John G. Gianikas (1/2 undivided interest), Howard Anderson (1/4 undivided interest) and George Anton (1/4 undivided interest) of record in Book 6140, page 246, Register's Office for Davidson County, Tennessee. William H. Phillips died on July 12, 1995. Sue Phillips has subsequently married and is now known as Sue Phillips Hardin.

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 Chatsworth, of record in Book 6049, page 665, amended in Book 6114, pages 43 and 49, Instrument No. 20050126-0009824, re-recorded in Instrument No. 20050222-0019401, 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 Chatsworth Homeowners Association of record in Book 6121, page 522, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 5200, page 575, Register's Office for Davidson County, Tennessee.
5. Easement for water pipe of record in Book 1108, page 487, Register's Office for Davidson County, Tennessee.