THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25253-03-2006** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $117,000.00. Affiant Subscribed and sworn to before me this 10th day of April, 2006. Notary Public My Commission Expires:

WARRANTY DEED

My Commission Expires JULY 19, 2008

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
April Simpkins, Joseph Simpkins 105 Leake Avenue, Unit #74 Nashville, TN 37205	same	Map No.116.13-OC Parcel No. 074.00-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, **Kathleen P. Hughes, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **April J. Simpkins and husband, Joseph R. Simpkins** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Subject property is not and has never been the principal residence of Grantor and her spouse, Scotty Hughes.

This is improved property located at 105 Leake Avenue, Unit #74, 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 of April, 2006.

Kathleen P. Hughes by Harold Whit Clark, Jr. as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Harold Whit Clark

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ~~Kathleen P. Hughes~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that ~~s~~he executed the within instrument for the purposes therein contained, on behalf of Kathleen P. Hughes, as her attorney-in-fact, as the free act and deed of the within named Kathleen P. Hughes.

Witness my hand, at office, this 10th day of April, 2006.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 04/18/06 12:50 2 pgs
Fees:13.00 Taxes:432.90

20060418-0044185

My Commission Expires JULY 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 74, together with Parking Space No. 59 on the Plan of Revised Belle Meade Tower Condominium Apartments of record in Instrument No. 200010200704050, 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 Belle Meade Tower, a horizontal property regime established in Master Deed of Record in Book 4469, page 530, corrected in Book 4494, page 489, amended in Book 4631, pages 407 and 410, Book 4851, page 950, Book 5046, page 828, Instrument Numbers 20000614-0059221, 20000803-0076841, 20030725-0104241 and 20030902-0126376, said Register's Office.

Being the same property conveyed to Kathleen T. Patrick, unmarried, by deed dated October 18, 2001 from William H. Teas, II, as to a 1/2 undivided interest, James A. Stein, Jr. and Bunny Stein Cothren, as to a 1/2 undivided interest under the Last Will and Testament of Bernice Fritchman Teas of record in Instrument No. 20011025-0116876, Register's Office for Davidson County, Tennessee. Kathleen T. Patrick died on March 19, 2002, leaving Richard C. Patrick III and Kathleen P. Hughes as her only heirs-at-law. See Affidavits of Heirship of record in Instrument No. 20040112-0004474 and Instrument No. 20040112-0004475, Register's Office for Davidson County, Tennessee. Richard C. Patrick III has conveyed his interest in said property to Kathleen P. Hughes by quitclaim deed of record in Instrument No. 20031104-0161684, 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 Belle Meade Tower, of record in Book 4469, page 530, corrected in Book 4494, page 489, amended in Book 4631, pages 407 and 410, Book 4851, page 950, Book 5046, page 828, Instrument No. 200006140059221, Instrument No. 200008030076841, Instrument No. 20030725-0104241 and Instrument No. 20030902-0126376, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3839, page 983, Book 4790, page 319 and Book 4925, page 594, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 2001020-0104050, Register's Office for Davidson County, Tennessee.
5. Easement of record in Book 1207, page 547, Book 4355, page 696 and Book 6701, page 203, Register's Office for Davidson County, Tennessee.
6. Easement for building clearance of record in Book 3183, page 201, Register's Office for Davidson County, Tennessee.
7. Easement for right-of-way of record in Book 9351, page 933, Register's Office for Davidson County, Tennessee.
8. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
9. Memorandum of Lease recorded in Book 10468, page 321, Register's Office for Davidson County, Tennessee.