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. 25274-03-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $255,000.00. Affiant Subscribed and sworn to before me this 14th day of April, 2006. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Rebecca F. Novick 401 Bowling Avenue # 52 Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.104.13-0A Parcel No. 051.00-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, **Clifton Harris**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rebecca F. Novick, unmarried** ("Grantee"), her 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 401 Bowling Avenue # 52, 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 14th day of April, 2006.

Clifton Harris

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 14th day of April, 2006.

Notary Public

My Commission Expires:

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
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STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 04/19/06 12:20 2 pgs
Fees:13.00 Taxes:943.50

20060419-0044802

EXHIBIT "A"

Land in Davidson County, Tennessee, being Bldg. Site No. 51 on the Plan of Richmeade Place Section Three, as of record in Plat Book 5050, page 19, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Clifton Harris, unmarried by Deed dated October 29, 1993 from Leon Levy, unmarried of record in Book 9137, page 312, 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 Richmeade Place, of record in Book 4941, page 637, amended in Book 5094, page 473, Book 5036, page 338, and in Book 5213, page 945, 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 Richmeade Place Home Owner's Association, Inc. of record in Book 4942, page 633, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 5050, page 19, Register's Office for Davidson County, Tennessee.