THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25277-03-2006** **Record & Return To:** **Closing &Title Services, Inc.** **533 Rivergate Parkway** **Goodlettsville, TN 37072-2027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $210,000.00. Affiant Subscribed and sworn to before me this 27th day of April, 2006. Notary Public My Commission Expires:

GEORGE E. MUDTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Carrie Starner Mills 4505 Harding Pike, Unit #127 Nashville, TN 37205	**Send Tax Bills To:** New Owner (MK)	**Tax Information:** Map No.116.03-0B Parcel No. 127.00-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, **Wayne J. Bucy, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carrie Starner Mills, 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 4505 Harding Pike, Unit #127, 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 27th day of April, 2006.

Wayne J. Bucy

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 27th day of April, 2006.

Notary Public

My Commission Expires:

GEORGE E. MUDTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 05/03/06 13:49 2 pgs
Fees:13.00 Taxes:777.00

20060503-0051277

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 127 on the Plan of Royal Oaks Apartments of record in Plat Book 5200, page 45, 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 4505 Harding Road Homeowners' Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5282, page 972, said Register's Office.

Being the same property conveyed to Wayne J. Bucy by deed dated March 30, 2004 from Patricia A. Harris, unmarried, of record in Instrument No. 20040331-0036349, 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. Charter of Incorporation of 4505 Harding Road Homeowners' Association of record in Book 5282, page 501, Register's Office for Davidson County, Tennessee.
3. Appointment of Successor Trustee of record in Book 5673, page 622, Register's Office for Davidson County, Tennessee.
4. 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 4505 Harding Road Homeowners' Association, of record in Book 5282, page 972, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3347, page 188 and Book 4835, page 964, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 5200, page 45, Register's Office for Davidson County, Tennessee.
8. Easement for driveway of record in Book 4668, page 986, Register's Office for Davidson County, Tennessee.
9. Easement and reservations of record in Book 4744, page 370, modified in Book 4978, page 524, Register's Office for Davidson County, Tennessee.
10. Easement of record in Book 3165, page 607, Register's Office for Davidson County, Tennessee.
11. Easement and other rights contained in the deed of record of record in Book 5144, page 244, Register's Office for Davidson County, Tennessee.