THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25227-03-2006** **Record & Return To:** **Realty Title & Escrow Company, Inc.** **5111 Maryland Way, Suite 101** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,600,000.00. Affiant Subscribed and sworn to before me this 11th day of May, 2006. Notary Public My Commission Expires: 9/8/09

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Carl A. Maltese Cheryl Zucker-Maltese 2 Morningside Nashville, TN 37215	Carl A. Maltese 45 Philhower Road Lebanon, NJ 08833	Map No.158.04-0A Parcel No. 028.00-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, **John E. Maupin, Jr. and wife, Eilene D. Maupin**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carl A. Maltese and wife, Cheryl Zucker-Maltese** ("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 2 Morningside, Nashville, TN 37215

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 11th day of May, 2006.

John E. Maupin, Jr.

Eilene D. Maupin

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John E. Maupin, Jr. and Eilene D. Maupin**, 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 11th day of May, 2006.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 05/12/06 09:27 2 pgs
Fees:13.00 Taxes:5920.00

20060512-0055789

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of (Revised) Section Two Otter Wood as of record in Plat Book 6900, pages 598 thru 602, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to John E. Maupin, Jr. and wife, Eilene D. Maupin, by deed dated October 31, 1994 from Wayne Hilton and wife, Patricia F. Hilton, of record in Book 9506, page 660, Registers' 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 Otter Wood, of record in Book 7260, page 483, amended in Book 8762, page 199, 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 to Otter Wood Homeowners Association of record in Book 9903, page 850, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Otterwood Homeowners Association, Inc. of record in Book 7292, page 315, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6900, pages 598 thru 602, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 9700, page 529 and in Book 8250, page 859, Register's Office for Davidson County, Tennessee.
7. Easement of record in Book 7667, page 218, corrected in Book 7942, page 678, Register's Office for Davidson County, Tennessee.