Davidson County DEEDWARR
Recvd: 05/16/06 14:01 2 pgs
Fees:13.00 Taxes:1350.50
20060516-0057410

This Instrument Prepared By:
THOMAS I. BOTTORFF, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027
(615) 371-0800

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Brian S Hall and wife Lisa Dukes Hall 1309 Harding Place Nashville, TN 37215	Owner	131110A00100CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 365,000.00 .

Affiant

My Commission Expires: July 26, 2009

Subscribed and sworn to before me this 15 day of May, 2006.

Notary Public

BARBARA S. LAMB STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires July 26, 2009

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FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CHARLES S. MCCLENDON, unmarried,** ("Grantor") by these presents does hereby transfer, sell and convey to BRIAN S. HALL and wife LISA DUKES HALL, ("Grantees") their heirs and assigns, a certain tract or parcel of real property more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 4602 Benton Smith Condominiums, as shown on Exhibit A to the Master Deed of Record in Instrument No. 20010305-0020434, Register's Office for Davidson County, Tennessee, as amended with complete condominium plat by instrument of record as Instrument No. 20020307-0028810, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles S. McClendon by deed from Benton Smith Partners, a Tennessee general partnership, of record as Instrument No. 20020709-0082363, Register's Office for Davidson County, Tennessee.

This is improved property known as 4602 Benton Smith Road, Nashville, TN, and the mailing address of the property is 1309 Harding Place, Nashville, TN; the property being located at the corner of Harding Place and Benton Smith Road in Davidson County, Tennessee.

This conveyance is subject to: Property Taxes for 2006 and subsequent years to the Davidson County Trustee; not yet due and payable; all matters found on the plan of record, R.O.D.C.T.; all zoning and subdivision regulations of the appropriate governmental body along with easements of record and other easements and right of ways of public roads and utilities contained in instruments of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to BRIAN S HALL and wife LISA DUKES HALL, their heirs and assigns forever.

AND the Grantor does hereby covenant with BRIAN S HALL and wife LISA DUKES HALL that he is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind himself, his heirs and assigns to warrant and forever defend the title to the said real property to the said BRIAN S HALL and wife LISA DUKES HALL, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand as of this the 15th day of May, 2006.

GRANTOR:

Charles S. McClendon

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, Barbara S. Lamb, a Notary Public in and for said county and state, the within named Charles S. McClendon, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 15 day of May, 2006.

My Commission Expires:

July 26, 2009

Notary Public

BARBARA S. LAMB
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires July 26, 2009