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. 25439-05-2006**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $548,900.00. Affiant Subscribed and sworn to before me this 17th day of May, 2006. Notary Public My Commission Expires:

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

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Melissa L. Doerr 4117 General Bate Drive Nashville, TN 37204	**Send Tax Bills To:** New Owner	**Tax Information:** P/O Map No.132.01-0 Parcel No. 176.00

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, **H. B. Holdings, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Melissa L. Doerr, unmarried** ("Grantee"), ihersuccessors, 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 4117 General Bate Drive, Nashville, TN 37204

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 17th day of May, 2006.

Davidson County DEEDWARR
Recvd: 05/19/06 08:11 2 pgs
Fees:13.00 Taxes:2030.93
20060519-0058699

H. B. Holdings, LLC, a Tennessee limited liability company

By: _____
Christopher F. Harwell, Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Christopher F. Harwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of H. B. Holdings, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such authorized officer has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized officer.

Witness my hand, at office, this 17th day of May, 2006.

Notary Public

My Commission Expires: _____

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

My Commission Expires JULY 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2, together with the appurtenant interest in the common elements of Outer Townhomes horizontal property regime with private elements established by Declaration of covenants, conditions, and restrictions, of record in Instrument No. 20060515-0056676, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed and being located upon Lot No. 122 on the Plan of Rolling Meadows of record in Plat Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to H. B. Holdings, LLC, a Tennessee limited liability company by Deed dated September 14, 2005 from Tabitha C. Williams an undivided one-half interest and Tabitha C. Williams and Mildred B. Wray, as heirs at law of Neuree C. Love, deceased, an undivided one-half interest of record in Instrument No. 20050916-0111691, 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 and Restrictions for Outer Townhomes, a horizontal property regime with private elements of record in Instrument No. 20060515-0056676, 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. All matters appearing on the Plan of record as Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee.