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. 25444-05-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $740,000.00. Affiant Subscribed and sworn to before me this 19th 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: David W. Dickerson 702 A Clearview Drive Nashville, TN 37205	**Send Tax Bills To:** Pinnacle National Bank 211 Commerce St., #300 Nashville, TN 37201	**Tax Information:** Map No.116.04-0 Parcel No. 101.00

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, **Albert J. Marsh, Jr. and Guy Marsh, as devisees under the will of Albert J. Marsh, deceased**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David W. Dickerson, 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 702 A Clearview Drive, Nashville, Tennessee 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 19th day of May, 2006.

Albert J. Marsh, Jr.
By Guy Marsh, Attorney-in-Fact, By Power of Attorney of record as Instrument No. 20050426-0046399, Register's Office for Davidson County, Tennessee.

Guy Marsh

Davidson County DEEDWARR
Recvd: 05/26/06 15:21 2 pgs
Fees:13.00 Taxes:2738.00
20060526-0062545

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Guy Marsh**, 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 19th day of May, 2006.

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

My Commission Expires JULY 19, 2008

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Guy Marsh, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for the said Albert J. Marsh, Jr. and is authorized by the said Albert J. Marsh, Jr. to execute this instrument on his behalf.

Witness my hand, at Office, this 19th day of May, 2006.

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

My Commission Expires JULY 19, 2008

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 702A, together with the appurtenant interest in the common elements of Clearview Townhomes, a horizontal property regime with private elements established by Declaration of record in Instrument No. 20060504-0052292, Register's Office for Davidson County, Tennessee said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration being located upon Lot No. 48 on the Plan of Clearview of record in Plat Book 843, page 8, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Albert J. Marsh and wife, Martha Y. Marsh, by deed dated December 1, 1954 from Robert S. Minton and wife, Catherine P. Minton, of record in Book 2334, page 345, Register's Office for Davidson County, Tennessee. Martha Y. Marsh died on October 22, 1993. Albert J. Marsh has subsequently died and devised said property to Albert J. Marsh, Jr. and Guy Marsh by will of record in Will Book 3102, page 570808, Probate Court for Davidson County, Tennessee, a certified copy of which is of record in Instrument No. 20020115-0006197 and Instrument No. 20020904-0106271, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 Taxes which have been prorated by the parties and assumed by the Grantee;
2. Restrictive covenants contained in an instrument of record in Book 971, page 547, Register's Office for Davidson, County, Tennessee;
3. Charter of Incorporation of Clearview Townhomes Corporation to be recorded in the 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 Clearview Townhomes, of record in Instrument No. 20060504-0052292, Register's Office for Davidson County, Tennessee; and
5. All matters appearing on the Plan of record as Book 843, page 8, Register's Office for Davidson County, Tennessee.