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. 25198-03-2006**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $569,900.00. Affiant Subscribed and sworn to before me this 19th day of May, 2006. Notary Public My Commission Expires SEPT. 20, 2008

LOY CARNES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/02/06 10:26 2 pgs
Fees:13.00 Taxes:2108.63

20060602-0064922

WARRANTY DEED

Address New Owner: Robin C. Minturn Christopher S. Nelson 1240 Cliftee Drive Brentwood, TN 37027	**Send Tax Bills To:** **SAME**	**Tax Information:** Map No.159.02-0 Parcel No. -023.00

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, **Douglas M. Lane, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robin C. Minturn and husband, Christopher S. Nelson** ("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 1240 Cliftee Drive, Brentwood, TN 37027

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.

Douglas M. Lane by Gerald G. Patterson Atty-In-Fact

Douglas M. Lane, BY: Gerald G. Patterson, Attorney-In-Fact pursant to a power of attorney being placed of record immediately prior hereto

STATE OF TENNESSEE; COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gerald G. Patterson,** 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 **Douglas M. Lane** and are authorized by the said **Douglas M. Lane** to execute this instrument on HIS behalf.

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

Notary Public

My commission expires:

CATHERINE M. WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008

PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC
2309 CRESTMOOR RD, STE 300
NASHVILLE, TN 37215

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Taggartwood, as of record in Plat Book 4175, page 60, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Douglas M. Lane, unmarried by warranty Deed dated October 10, 2002 from Frank R. Bloom, III and wife, Elizabeth G. Bloom of record in Instrument No. 20021014-0125846, 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. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7838, page 603 and Book 7911, page 397, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 4175, page 60, Register's Office for Davidson County, Tennessee.
4. Easement for driveway and retaining wall of record in Instrument No. 20010516-0050525, Register's Office for Davidson County, Tennessee.