THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25345-04-2006** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $769,900.00. Affiant Subscribed and sworn to before me this 31st day of May, 2006. Notary Public My Commission Expires:

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Kenneth Robert & Sheila Ann Adams Bauer 1302 Burton Valley Road Nashville, TN 37215	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.131.15-0 Parcel No. 015.00

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, **Jay G. Husband and wife, Agnes Husband**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth Robert Bauer and wife, Sheila Ann Adams Bauer** ("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 1302 Burton Valley Road, 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 31st day of May, 2006.

Jay G. Husband

Agnes Husband

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jay G. Husband and Agnes Husband**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2006.

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

My Commission Expires: [illegible] 19, 2008

Notary Public

Davidson County DEEDWARR
Recvd: 06/05/06 12:23 2 pgs
Fees:13.00 Taxes:2848.63

20060605-0066027

EXHIBIT "A"

Land in Davidson County, Tennessee, being UNit No. 2, together with the appurtenant interest in the common elements of Burton Townhomes, a horizontal property regime with private elements established by Declaration, of record in Instrument No. 20051109-0135654, Register's Office for Davidson County, Tennessee said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration and being located upon Lot No. 17 on the Plan of Harpeth Acres, Section Seven, of record in Plat Book 2331, page 154, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Jay G. Husband, an unmarried person, by deed dated November 12, 1987 from Margaret S. Richardson, an unmarried person, of record in Book 7404, page 138, Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Book 8613, page 994, Jay G. Husband conveyed an interest in subject property to Agnes Tim Moi Shai and by quitclaim deed recorded as Instrument No. 20051109-0135653, Jay G. Husband conveyed an undivided interest in subject property to Agnes Husband to create a tenancy by the entirety.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Burton Townhomes Corporation of record in Instrument No. 200511140137561, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Burton Townhomes, of record in Instrument No. 20051109-0135654, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4306, page 156, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 2331, page 154, Register's Office for Davidson County, Tennessee.