THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25481-05-2006** **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: $167370.60. Affiant Subscribed and sworn to before me this 30th day of May, 2006. Notary Public My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

WARRANTY DEED

Address New Owner: Kenneth M. & Marilyn W. Switzer Stewart and Doree Ann Hubbard ~~536 Armistead Place~~ 4704 Benton Smith Rd Nashville, TN 37215	**Send Tax Bills To:** Kenneth M. Switzer 4704 Benton Smith Road Nashville, TN 37215	**Tax Information:** Map No.116-12-0D Parcel No. 536.00-CO

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, **Mary B. Williams, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth M. Switzer and wife, Marilyn W. Switzer, and Stewart Hubbard and wife, Doree Ann Hubbard** ("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 536 Armistead Place, 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 30th day of May, 2006.

Mary B. Williams

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 30th day of May, 2006.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE .

Davidson County DEEDWARR
Recvd: 06/07/06 14:17 2 pgs
Fees:13.00 Taxes:619.27

20060607-0067735

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 536 on the Plan of Burlington Condominium Plat, Phase III of record in Plat Book 6250, page 103, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Burlington Condominiums, a horizontal property regime established by Master Deed of record in Book 6011, page 653, amended in Book 6194, page 440 and Book 6362, page 405.

Being the same property conveyed to Thurman P. Williams and wife, Mary B. Williams, by deed from Mary Stokes, unmarried, of record in Book 10358, page 713, Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Book 10382, page 810, said Register's Office, Thurman P. Williams and wife, Mary B. Williams, conveyed an undivided one-half interest in subject property to Charles J. Williams. And by quitclaim deed of record in Book 10393, page 317, said Register's Office, Charles J. Williams reconveyed his interest in subject property to Thurman P. Williams and wife, Mary B. Williams. Thurman P. Williams has since died.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.