(1)

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25563-06-2006** **Record & Return To:** **Sidwell, Barrett, & McCann, Attorneys** **121 1st Avenue South** **Franklin, TN 37065**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $699,000.00. Affiant Subscribed and sworn to before me this 15th day of June, 2006. Notary Public My Commission Expires:

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

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Paul J. Ketchel, III. Mary M. Ketchel 1952 Edenbridge Way Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map No. 159-1 Parcel No. 18

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, **Melinda Howser, a/k/a Melinda A. Howser, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul J. Ketchel, III., and wife, Mary M. Ketchel** ("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 1952 Edenbridge Way, 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 15th day of June, 2006.

Melinda A. Howser

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Melinda A. Howser**, 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 15th day of June, 2006.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 06/20/06 14:47 2 pgs
Fees:13.00 Taxes:2586.30
20060620-0073706

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

My Commission Expires JULY 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Hound's Run as of record in Plat Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Melinda Howser, married by deed dated 01/21/93 from Union Planters National Bank, a National Banking Association of record in Book 8848, page 253, 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 By-Laws and Restrictions for Hound's Run, of record in Book 7079, page 995, affidavit of record in Book 7238, page 736, amended in Book 11719, page 845 and in Instrument No. 20060206-0014746, 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. Charter of Incorporation of Hound's Run Homeowners' Association, Inc. of record in Book 7253, page 992, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee.