THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25409-05-2006** **Record & Return To:** **Rudy Title & Escrow** **2012 21st Avenue South** **Nashville, TN 37212**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: ~~$769,000.00~~ $795,596.44 Affiant Subscribed and sworn to before me this 14th day of June, 2006. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE April N. Provo My Commission Expires Sept. 24, 2005 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Richard H. Willis 4644 Benton Smith Road Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.131-150B Parcel No. 00100CO

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 **Richard H. Willis** ("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 4644 Benton Smith 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 14th day of June, 2006.

Jay G. Husband by George E. Mudter, Jr.
As Attorney-In-Fact

Agnes Husband by George E. Mudter, Jr.
As Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, George E. Mudter, Jr., 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 on behalf of Jay G. Husband and Agnes Husband as their Attorney-In-Fact, as the free act and deed of the within named Jay G. Husband and Agnes Husband.

Witness my hand and official seal at Nashville, Tennessee this 14th day of June, 2006.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE April N. Provo My Commission Expires Sept. 24, 2005 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 06/27/06 12:53 2 pgs
Fees:13.00 Taxes:2943.71

20060627-0076747

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1, 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 as 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. 20051109-0135633, 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. 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.
5. All matters appearing on the Plan of record as Book 2331, page 154, Register's Office for Davidson County, Tennessee.