PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Nashville, TN 37205
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W & I Ref:(__gj__) Title No: 47871
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/19/06 12:25 2 pgs
Fees:13.00 Taxes:1998.00
20060719-0087068

PREPARED BY: BOX 50-B
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
RETURN TO:

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Richard Hallworth Charlotte M. Hallworth 178 Charleston Park Nashville, Tennessee 37205	AmSouth Bank P.O. Box 57046 Irvine, CA 92619-7046

TAX MAP-PARCEL NUMBERS: 116080G17800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$540,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Vonceil J. Greene, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard Hallworth and spouse, Charlotte M. Hallworth** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 178 on the Plan of Revised Sugartree, Phase 3, of record in Book 5050, pages 67 through 71, as amended in Book 5121, page 89, Book 5162, page 632, Book 5169, page 426, Book 5186, page 958, Book 5191, page 412, Book 5222, page 468 and Book 5238, page 93, all in Register's Office for said County.

Said Lot No. 178 fronts 60.00 feet on the easterly margin of Charleston Park, an access and public utility easement and extends back 94.11 feet on the northerly line and 97.30 feet on the southerly line to an access and public utility easement in the rear, measuring 60.09 feet thereon.

Being the same property conveyed to Vonceil J. Greene by deed from Alvin W. Terrel and Son, Inc., of record in Book 5691, page 859, Register's Office for Davidson County, Tennessee

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5050, Page 67 through 71, as amended in Book 5121, page 89, Book 5162, page 632, Book 5169, page 426, Book 5186, page 958, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, said Register's Office, which Plan shows a 10 foot minimum building setback line from Charleston Park and a portion of the northerly line. The Declaration of Covenants, Conditions and Restrictions of record in Book 4857, page 157, Book 4911, page Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 11758, page 466, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 178 Charleston Park, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of May, 2006.

Vonceil J. Greene

State of TENNESSEE
County of DAVIDSON

On this 22nd day of May, 2006, before me the undersigned authority, personally appeared Vonceil J. Greene, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $540,000.00

Affiant

Sworn and subscribed before me this the 22nd day of May, 2006

My Commission Expires: May 24 2008

Notary Public

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN