THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25570-06-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $460,000.00. Affiant Subscribed and sworn to before me this 14th day of July, 2006. Notary Public My Commission Expires:

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

My Commission Expires JULY 19, 2009

WARRANTY DEED

Address New Owner: Gary M. Selvy 2122 Harding Place Nashville, TN 37215	**Send Tax Bills To:** AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 25244	**Tax Information:** Map No.130.08-0I Parcel No. 009.00-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, **Frank T. Grant, unmaried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gary M. Selvy and wife, Rhonda J. Selvy,** ("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 2122 Harding Place, Nashville, Tennessee 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 July, 2006.

Frank T. Grant

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Frank T. Grant**, 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 14th day of July, 2006.

Notary Public

My Commission Expires:

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

My Commission Expires JULY 19, 2009

Davidson County DEEDWARR
Recvd: 07/21/06 13:38 2 pgs
Fees:13.00 Taxes:1702.00

20060721-0088246

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 3B on the Plan of Harding Hall of record as Instrument No. 20020815-0099045, 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 Harding Hall, a horizontal property regime established by Master Deed of record in Instrument No. 20020815-0099097, corrected in Instrument No. 20030109-003946, said Register's Office.

Being the same property conveyed to Frank T. Grant and wife, Tracy S. Grant, by deed dated August 21, 2003 from Journal Newspapers, Inc., a Tennessee Corporation, of record in Instrument No. 20030905-0129766, Register's Office for Davidson County, Tennessee. Frank T. Grant and Tracy S. Grant have since been divorced by Final Decree in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 03D1496. Tracy S. Grant has conveyed her interest in said property to Frank T. Grant by quitclaim deed of record in Instrument No. 20040615-0070741, 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. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Harding Hall, of record in Instrument No. 20020815-0099097, corrected in Instrument No. 20030109-0003946;
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.;
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4305, page 865;
5. All matters appearing on the Plan of record as Instrument No. 20020815-0099045; and
6. Storm water detention agreement of record in Instrument No. 20011205-0133874, Register's Office for Davidson County, Tennessee.