THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25692-07-2006** **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: $212,900.00. Affiant Subscribed and sworn to before me this 26th day of July, 2006. Notary Public My Commission Expires: My Commission Expires JULY 19, 2008

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Carl E. Hartley, Jan Bryan Hartley 1409 Riverview Road Chattanooga, TN 37405-3126	FHHLC P.O. Box 809 Memphis, TN 38101	Map No.104.11-0G Parcel No. 007.00-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, **Marguerita C. Riggall and husband, George G. Riggall**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carl E. Hartley and wife, Jan Bryan Hartley** ("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 2139 Acklen Avenue Unit 7, Nashville, TN 37212

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 26th day of July, 2006.

Marguerita C. Riggall by George E. Mudter, Jr., as Attorney-In-Fact

George G. Riggall, 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 Marguerita C. Riggall and George G. Riggall as their Attorney-In-Fact, as the free act and deed of the within named Marguerita C. Riggall and George G. Riggall.

Witness my hand and official seal at Nashville, Tennessee this 26 day of July, 2006.

NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 08/01/06 09:27 2 pgs
Fees:13.00 Taxes:787.73
20060801-0093057

CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 7 on the Plan of Acklen Place Condominiums of record in Plat Book 6250, page 450, 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 Acklen Place, a horizontal property retime established by Master Deed of record in Book 6561, page 954, said Register's Office.

Being the same property conveyed to Marquerita C. Riggall and husband, George G. Riggall by deed dated September 12, 1996 from Nellie R. Anderson, Trustee of record in Book 10196, page 920, 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 Acklen Place, of record in Book 6561, page 954, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 6250, page 450, Register's Office for Davidson County, Tennessee. Easement for water purposes of record in Book 221, page 678, Register's Office for Davidson County, Tennessee. Easement to Middle Tennessee Electric Membership Corporation of record in Book 1912, page 435, Register's Office for Davidson County, Tennessee..