BOX #14A

# WARRANTY DEED

State of Tennessee )
County of Davidson )

G#19962-2

The actual consideration or value, whichever is greater, for this transfer is **$143,000.00**.

A. W. Wallace
Affiant

Subscribed and sworn to before me, this the 30th day of August, 2006.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/01/06 13:10 2 pgs
Fees:13.00 Taxes:529.10

20060901-0108394

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **AL W. WALLACE** | **FIRST HORIZON HOME LOAN CORPORATION D/B/A FIRST TENNESSEE HOME LOANS** | **Map 109-05-0-D Parcel 005.00co** |
| **1519 Lincoya Bay Drive** | **P. O. Box 809** | |
| **Nashville, TN 37214** | **Memphis, TN 38101** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

**LEE JEFFERSON MICHELI, an unmarried man**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**AL W. WALLACE, an unmarried man**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**LAND in Davidson County, Tennessee, being Unit No. 1519 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, a Planned Unit Development, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585 and in Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plans filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument Nos. 20041028-0129585 and 20050923-0114373, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.**

**BEING the same property conveyed to Lee Jefferson Micheli, unmarried, by Warranty Deed dated December 21, 2004, from 70 South Associates, LLC, a Tennessee limited liability company, of record in Instrument No. 20041222-0152453, Register's Office for Davidson County, Tennessee.**

**THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, and By-Laws appended thereto, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.**

**THIS instrument is being executed in behalf of Lee Jefferson Micheli, pursuant to a Power of Attorney executed by him on the 24th day of August, 2006, of record in Instrument No.** 20060901-0108393 **, Register's Office for Davidson County, Tennessee.**

This is IMPROVED (__X__) unimproved (____) property, known as: **1519 Lincoya Bay Drive, Nashville, TN 37214** .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **30th** day of **August, 2006.**

Lee Jefferson Micheli
**LEE JEFFERSON MICHELI**

By: Kathy Hand, Attorney-in-Fact
**Kathy Hand, Attorney-In-Fact**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **KATHY HAND,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **LEE JEFFERSON MICHELI,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **LEE JEFFERSON MICHELI** for the purpose therein contained, by signing the name of **LEE JEFFERSON MICHELI** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **August, 2006.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

**Notary Public**

**My Commission Expires:** 3/22/09