19981-4
3 of 4 A

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. 25739-07-2006**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $485,000.00. Affiant Subscribed and sworn to before me this 31st day of August, 2006. Notary Public My Commission Expires: NOV. 24, 2007

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
William H. Huggins, Susan A. Huggins 4105 Legend Hall Drive Nashville, TN 37215	Bank of America, N.A. P.O. Box 9000 Getzville, NY 14068-9000	Map No.131.01-0A Parcel No. 144.00-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, **Reuben A. Osten, Trustee, U/A/D April 08, 1996 of the Reuben A. Osten Revocable Living Trust Agreement and Katherine Turner Osten, Successor Trustee U/A/D April 08, 1996 of the Doris Turner Osten Revocable Living Trust Agreement,,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William H. Huggins and wife, Susan A. Huggins** ("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 4105 Legend Hall Drive, 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 31st day of August, 2006.

Reuben A. Osten, Trustee

Reuben A. Osten, Trustee

Katherine Turner Osten, Successor Trustee

Katherine Turner Osten, Successor Trustee

Davidson County DEEDWARR
Recvd: 09/01/06 13:23 2 pgs
Fees:13.00 Taxes:1794.50
20060901-0108398

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Reuben A. Osten, Trustee and Katherine Turner Osten, Successor Trustee,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2006.

Notary Public

My Commission Expires:

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4105 on the Plan of A Resubdivision of Legend Hall as of record in Plat Book 5200, page 275, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Reuben A. Osten, Trustee, U/A/D April 08, 1996 of the Reuben A. Osten Revocable Living Trust Agreement and Doris Turner Osten, Trustee U/A/D April 08, 1996 of the Doris Turner Osten Revocable Living Trust Agreement, by Quitclaim Deed dated April 8, 1996 from R.A. Osten and wife, Doris T. Osten, individually of record in Book 10036, page 976, Register's Office for Davidson County, Tennessee. As evidenced by, Notice of appointment of Successor Trustee, recorded as Instrument No. _____, Doris Turner Osten appointed her daughter, Katherine Turner Osten, as Successor trustee of the Doris Turner Osten Revocable Living Trust.

This conveyance is made subject to: X20060901-0108397

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Legend Hall, of record in Instrument No. 20030612-0081622, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Association of Owners of Legend Hall Corporation of record in Instrument No. 20030612-0081621, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 5200, page 275, Register's Office for Davidson County, Tennessee.