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. 25496-05-2006** File Box 9b	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $175,000.00. Affiant Subscribed and sworn to before me this 30th day of August, 2006. Notary Public My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

WARRANTY DEED

Address New Owner: Robert R. Hampton 127 Harpeth Trace Nashville, TN 37221	**Send Tax Bills To:** New owners	**Tax Information:** Map No.143030D12700CO Parcel No.

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, **Louise R. Poag, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert R. Hampton, unmarried** ("Grantee"), his 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 127 Harpeth Trace, Nashville, TN 37221

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 30th day of August, 2006.

Louise R. Poag

Louise R. Poag

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Louise R. Poag**, 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 30th day of August, 2006.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 09/05/06 12:56 2 pgs
Fees:13.00 Taxes:647.50

20060905-0109217

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 127 on the Plan of (Revised) Harpeth Trace Highrise Condominium Apartments of record in Plat Book 5050, page 47, 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 Harpeth Tract Condominiums, a horizontal property regime established by Master Deed of record in Book 5116, page 751, said Register's Office.

Being the same property conveyed to Charles H. Poag and wife, Louise R. Poag by deed dated 01/22/81 from Merrill Lynch Relocation Management, Inc., a California corporation of record in Book 5715, page 596, Register's Office for Davidson County, Tennessee. Charles H. Poag died on 02/01/95.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. 2006 City/County taxes which have been paid by the Grantor and prorated by the parties.
3. 2006 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
4. 2006 City/County Taxes which have been paid by the Grantor and prorated by the parties.
5. State and County taxes for the year 2005, in the amount of $1784.55, PAID. Map and Parcel No. 143030D12700CO-.
6. Restrictive covenants contained in an instrument of record in Book 5120, page 918, corrected in Book 5182, page 767, amended in Book 5182, page 769, 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).
7. Charter of Incorporation of Harpeth Trace Condominiums of record in Book 8052, page 512, Register's Office for Davidson County, Tennessee.
8. Charter of Incorporation of Harpeth Tract Services Association of record in Book 5120, page 199, amended in Book 6556, page 693, Register's Office for Davidson County, Tennessee.
9. 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 Harpeth Tract Condominium, of record in Book 5116, page 751, Register's Office for Davidson County, Tennessee.
10. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4889, page 192, Book 5099, page 783 and in Book 5142, page 690 & 694, Register's Office for Davidson County, Tennessee.
11. All matters appearing on the Plan of record as Book 5050, page 47, Register's Office for Davidson County, Tennessee.
12. Easement for ingress & egress of record in Book 4734, page 901, Register's Office for Davidson County, Tennessee.
13. Easement for of record in Book 3930, page 192, Register's Office for Davidson County, Tennessee.
14. Easement for reservoir & pumping of record in Book 5099, page 783, Register's Office for Davidson County, Tennessee.