Box 8

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br>**FTEC File No. 25665-07-2006**<br><br>**Record & Return To:**<br>**Wilkins & Ivey, Attorneys**<br>**5200 Maryland Way, Suite 109**<br>**Brentwood, TN 37027** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $390,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 30th day of August, 2006.<br><br>Notary Public<br><br>My Commission Expires: 3/20/2010 |

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Rita M. Hill<br>348 Elmington Pike<br>Nashville, TN 37205 | SunTrust Mortgage, Inc.<br>P. O. Box 79041<br>Baltimore, MD 21279 | Map No.104.10-0C<br>Parcel No. 020.00-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, **Carlene M. LeBous, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rita M. Hill** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Cauley Harris Haston, spouse of Carlene M. LeBous, hereby joins in the execution of this instrument to convey any and all marital interest he may have in subject property.

This is improved property located at 348 Elmington Pike, Nashville, TN 37205

**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.

Carlene M. LeBous

Cauley Harris Haston

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Carlene M. LeBous and Cauley Harris Haston**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she 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: 9-22-07

Davidson County DEEDWARR
Recvd: 09/05/06 13:29 2 PG
Fees:13.00 Taxes:1443.00
20060905-0109298

MICHAEL A. FIELDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. B-20 on the Plan of 2nd Revised Plan of Elmington Condominium, of record in Plat Book 4660, page 60, 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 Elmington Condominium, a horizontal property regime established by Master Deed of record in Book 4486, page 547, corrected in Book 4673, page 102, and amended in Book 4963, page 265, said Register's Office.

Being the same property conveyed to Carlene M. Lebous, unmarried by Warranty Deed dated June 15, 1995 from Virginia H. Cavert, unmarried of record in Book 9707, page 770, 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. By-Laws of Elmington Condominium Association, of record in Book 4486, page 553, amended in Book 4963, page 263, Book 5362, page 258 and in Book 5516, page 302, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Elmington Condominium Association, Incorporated of record in Book 4790, page 686, Register's Office for Davidson County, Tennessee.
4. 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 Elmington Condominium, of record in Book 4486, page 547, corrected in Book 4673, page 102, amended in Book 4963, page 265, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 4660, page 60, Register's Office for Davidson County, Tennessee.
7. Agreement recorded in Book 4662, page 242, Register's Office for Davidson County, Tennessee.