File Box 30

Davidson County DEEDWARR
Recvd: 10/06/06 10:51 3 pgs
Fees:18.00 Taxes:1361.60
20061006-0124449

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $368,000.00.

Subsribed and sworn before me this the 29th day of September, 2006.

JENNIFER MARIE CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

Affiant

Jennifer Marie Crowell
Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 600676
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Beatrice B. Madden
620 Harpeth Trace Drive
Nashville, TN 37221

Send tax bills to:
NEW OWNER

Map 143-2-A Parcel 4 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Walter Robert Thompson, An Unmarried Man

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Beatrice B. Madden

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 4 on the Plan of Phase Three Harpeth Trace Estates of record in Plat Book 5200, Page 751, 752, 753, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Walter Robert Thomson and wife, Addrianne C. Thompson by Deed of record in Book 6771, Page 922; dated 1/27/86; said Register's Office.

The said Addrianne C. Thompson now being deceased.

See Attached Exhibit "B"

THIS IS IMPROVED PROPERTY KNOWN AS 620 Harpeth Trace Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 29th day of September, 2006.

Walter Robert Thompson

Exhibit "B"

1. Taxes and assessments for the year 2006 and subsequent years, a lien not yet due and payable.

2. Any and all matters including but not limited to notes, easements, building set backs, restrictions and certifications as contained in the Plat of said Subdivision of record in Plat Book 5200, page 751, 752, 753 , Register's Office for said County, to which reference is hereby made.

3. Declaration of Covenants, Conditions and Resttictions for Harpeth Trace Estates of record in Book 5120, Page 208, Book 5120, page 918, corrected in Book 5182, Page 767,
Book 5178, Page 138, Book 5182, Page 769, Book 5380, Page 357 and Book 6274, Page 148; said Register's Office.

4. Charter of Incorporation of Harpeth Trace Services Association of record in Book 5120, Page 199 and amended in Book 6556, page 694, said Register's Office.

5. 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, Book 5142, pages 690 and 694, Book 5360, page 320, Book 5364, page 882, Book 6380, page 201, said Register's Office.

6. All matters appearing on the Plan of record as Book 6250, Page 941, said Register's Office.

7. Easement of record in Book 6407, page 892, said Register's Office.

8. Easement to Metropolitan Government of Nashville and Davidson County of record in Book 7629, page 243; said Register's Office.

9. Overpass Construction Agreement recorded in Book 5102, page 956; said Register's Office.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Walter Robert Thompson , the bargainor(s), 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 and official seal, this 09/29/06.

My commission expires:

Notary Public

MISTY M. SOHRABI
NOTARY PUBLIC
AT
LARGE
WILLIAMSON COUNTY, TN

MISTY M. SOHRABI
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 24, 2007