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. 26109-11-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Willene B. Steed Affiant Subscribed and sworn to before me this 15th day of December, 2006. Notary Public My Commission Expires:

My Commission Expires
SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Willene B. Steed William R. Steed 4400 Belmont Park Terrace # 240 Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.131.07-0B Parcel No. 240.00-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, **Elizabeth C. Nicholls, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Willene B. Steed and husband, William R. Steed** ("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 4400 Belmont Park Terrace # 240, 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 15th day of December, 2006.

Elizabeth C. Nicholls by Ed McDaniel
Elizabeth C. Nicholls
By Ed McDaniel, Attorney-in-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ed McDaniel, 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, and who further acknowledged that he is Attorney-in-Fact for the said Elizabeth C. Nicholls and is authorized by the said Elizabeth C. Nicholls to execute this instrument on her behalf.

Witness my hand, at office, this 15th day of December, 2006.

My Commission Expires:

Notary Public

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 12/22/06 12:04 2 pgs
Fees:13.00 Taxes:1147.00

20061222-0158192

EXHIBIT "A"

Land in Davidson County, Tennessee, being Bldg. Site 240 on the Plan of Section Ten Arden Place as of record in Plat Book 5210, page 218, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Elizabeth C. Nicholls, a single person, by deed dated November 30, 1993 from Bobby G. Johnson and spouse, Jackie G. Johnson, of record in Book 9169, page 806, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions and Restrictions for Arden Place of record in Book 4754, page 455, supplemental in Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592 and in Book 5514, page 636;
3. Charter of Incorporation of Arden Place Homeowners' Association, Inc. of record in Book 4749, page 634;
4. All matters appearing on the Plan of record as Book 5210, page 218; and
5. Declaration of Boundary Line recorded in Book 8813, page 398, Register's Office for Davidson County, Tennessee.