Davidson County DEEDWARR
Recvd: 12/28/06 09:55 3 pgs
Fees:18.00 Taxes:906.50
20061228-0160023

This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
5110 Maryland Way, Ste. 320
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tony C. Todd, married** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Hilda M. McGregor, a married woman** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED LEGAL EXHIBIT "A"

Deborah P. Todd joins in this instrument to convey any interest she may have acquired by virtue of marriage to **Tony C. Todd.**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 27th day of December, 2006.

Tony C. Todd

Tony C. Todd

Deborah P Todd

Deborah P. Todd

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Tony C. Todd and Deborah P. Todd**, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 27th day of December, 2006

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires OCT 02, 2010

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$245,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 27th day of December, 2006.

Notary Public

My Commission Expires:_____

Map and Parcel: 131-06-0-D-503.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:

Hilda M. McGregor
4433 Warner Place
Nashville, TN 37205

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008

Exhibit "A"

Land in Davidson County, Tennessee, being Unit No. 503, together with the apputeant interest in the common elements of Burton Hills Townhomes, Village of Belair, Phase I, a condominium, a horizontal property regime established by Master Deed, of record in Book 6690, page 70, ameded in Book 6739, page 701, Book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6911, page 827, Book 6962, page 325, and Book 9398, page 43, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached to the amedment in Book 6890, page 963, as Exhibit "A" to the aforementioned Master Deed and being located upon Tract No. 8 on the Plan of The Resubdivision of Tracts 1, 2, and 11 of Burton Hills of record in Plat Book 6250, page 978, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tony C. Todd, by Warranty Deed from Fifth Third Bank of Kentucky, Inc. a Kentucky Corporation dated 10/27/94, and recorded 10/31/94 in Book 9506, page 80, Register's Office for Davidson County, Tennessee.