THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26176-12-2006** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,350,000.00. Sherry Winn Howell Affiant Subscribed and sworn to before me this 25th day of January, 2007. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Sherry Winn Howell 1154 Travelers Ridge Drive Nashville,, TN 37220	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.145.11-0 Parcel No. 040.00

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, **Beverly A. Feagin and husband, Robert L. Hayes**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sherry Winn Howell, Married** ("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 1154 Travelers Ridge Drive, Nashville,, TN 37220

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 24th day of January, 2007.

Beverly A. Feagin

Robert L. Hayes

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Beverly A. Feagin and Robert L. Hayes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of January, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 01/31/07 14:09 2 pgs
Fees:13.00 Taxes:8695.00

20070131-0012958

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Resubdivision of Lots 4 and 5 of the Resubdivision of Lots 27 and 28 of the Inns at Granny White and Crecraft Property, as of record in Plat Book 6900, page 531, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Beverly A. Feagin and husband, Robert L. Hayes by Warranty Deed dated August 25, 1997 from Annie Lewis J. Garda and husband, Robert A. Garda of record in Book 10582, page 161, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Inns of Granny White of record in Book 6566, page 473, amended in Book 6799, page 383 and Book 8595, page 423 and Instrument No. 20060308-0027157, 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).
3. Charter of Incorporation of Inns of Granny White Homeowners Association of record in Book 8741, page 252, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6900, page 531, Register's Office for Davidson County, Tennessee.
5. Easement for utilities of record in Book 5697, page 563, Register's Office for Davidson County, Tennessee.
6. Easement for 30 foot ingress and egress easement as shown on plat of record in Plat Book 6900, page 531, Register's Office for Davidson County, Tennessee.
7. Easement for ingress and egress of record in Plat Book 3700, page 72, Register's Office for Davidson County, Tennessee.