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. 26078-11-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $550,000.00. Grayce A. McKinney Affiant Subscribed and sworn to before me this 23rd day of February, 2007. J. Michael Morgan Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: James W. McKinney Grayce A. McKinney 4116 Legend Hall Drive Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.131.01-0A Parcel No. 155.00-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, **Katherine T. Osten, Trustee U/A/D August 27, 1997 of The Osten Revocable Living Trust Agreement and any successors in Trust, and any amendments thereto, with full power to sell, mortgage or convey without the joinder of any beneficiary** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James W. McKinney and wife, Grayce A. McKinney** ("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 4116 Legend Hall Drive, 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 23rd day of February, 2007.

Katherine T. Osten, Trustee
Katherine T. Osten, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Katherine T. Osten, Trustee** , 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 23rd day of February, 2007.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 02/28/07 15:17 2 pgs
Fees:13.00 Taxes:2035.00

20070228-0024917

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 4116 on the Plan of Legend Hall as of record in Plat Book 5200, page 275, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Katherine T. Osten, Trustee U/A/D August 27, 1997 of The Osten Revocable Living Trust Agreement and any successors in Trust and any amendments thereto with full power to sell, mortgage or convey without the joinder of any beneficiary, by quitclaim deed dated 08/27/1997 from Katherine Turner Osten, individually of record in Book 10648, page 705, Register's Office for Davison 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 By-Laws and Restrictions for Legend Hall, of record in Instrument No. 20030612-0081622, amended in Instrument No. 20030815-0118252, 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 Association of Owners of Legend Hall Corporation of record in Instrument No. 20030612-0081621, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 5200, page 275, Register's Office for Davidson County, Tennessee.