THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26307-02-2007** **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: $313,500.00. Affiant Subscribed and sworn to before me this 9th day of March, 2007. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
William C. and Louise L. Bottoms 979 Greerland Drive Nashville, TN 37204	new owner	Map No.132-01-0 Parcel No. 170.00

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, **Christopher F. Harwell, Unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William C. Bottoms and wife, Louise L. Bottoms** ("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 979 Greerland Drive, Nashville, TN 37204

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 9th day of March, 2007.

Christopher F. Harwell

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Christopher F. Harwell,** 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, at office, this 9th day of March, 2007.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 03/15/07 14:55 2 pgs
Fees:13.00 Taxes:1159.95
20070315-0031875

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1, together with the appurtenant interest in the common elements of Greerland Townhomes horizontal property regime with private elements established by Declaration of record in Instrument No. 20060914-0114202, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned and being located upon Lot No. 129 on the Plan of Rolling Meadows of record in Plat Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Christopher F. Harwell, Unmarried by Deed dated May 13, 2003 from Aubrey B. Harwell, Jr. of record in Instrument No. 20030520-0068618, Register's Office for Davidson County, Tennessee and by Quitclaim Deed of record in Instrument No. 20060921-0117370.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Greerland Townhomes Corporation of record in Instrument No. 20060919-0115999, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Greerland Townhomes, of record in Instrument No. 20060914-0114202, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee.