THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26385-03-2007** **Record & Return To:** **Secure One Title** **1000 North Chase Drive, #301** **Goodlettsville, TN 37072**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $235,000.00. Affiant Subscribed and sworn to before me this 2nd day of April, 2007. Notary Public My Commission Expires: My Commission Expires MAR. 24, 2009

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Gregory P. Hayden 54 Park Crescent Circle Nashville, TN 37215	Gregory P. Hayden 701 Hillwood Blvd. Nashville, TN 37205	Map No.131-060-0C Parcel No. 044.00-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, **Stephen R. Hough and wife, Jackie F. Hough**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gregory P. Hayden** ("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 54 Park Crescent Circle, 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 2nd day of April, 2007.

Stephen R. Hough by George E. Mudter, Jr., as Attorney-In-Fact

Jackie F. Hough by George E. Mudter, Jr. as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, George E. Mudter, Jr., 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 on behalf of Stephen R. Hough and Jackie F. Hough as their Attorney-In-Fact, as the free act and deed of the within named Stephen R. Hough and Jackie F. Hough.

Witness my hand, at office, this 2nd day of April, 2007.

Notary Public

My Commission Expires:

My Commission Expires MAR. 24 2009

Davidson County DEEDWARR
Recvd: 04/03/07 13:38 2 pg
Fees:13.00 Taxes:869.50

20070403-0039934

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Burton Hills Estates, Tract 9, a portion of Zone Lot H, as of record in Plat Book 6250, page 596, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen R. Hough and wife, Jackie F. Hough by deed dated March 22, 2002 from Elspeth M. McDougall, unmarried of record in Instrument No. 20020401-0038999, 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 Burton Hills of record in Book 6517, page 522, amended in Book 6778, page 536, Registers' 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. Declaration of Covenants, Conditions and Restrictions for Burton Hills Estates of record in Book 6644, page 23, amended in Book 6917, page 730, Registers' 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).
4. Dedication of common area to Burton Hills Estates Association, Inc. of record in Book 6917, page 706, Registers' Office for Davidson County, Tennessee.
5. Charter of Incorporation of Burton Hills Homeowners Association, Inc. of record in Book 6517, page 505, amended in Book 6921, page 216 Register's Office for Davidson County, Tennessee.
6. Charter of Incorporation of Burton Hills Estate Association, Inc. of record in Book 6665, page 1, amended in Book 6921, page 210, Register's Office for Davidson County, Tennessee.
7. Charter of Incorporation of Burton Hills Recreational Association, Inc. of record in Book 6517, page 511, amended in Book 6921, page 214, Register's Office for Davidson County, Tennessee.
8. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4298, page 491, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record as Book 6250, page 596, Register's Office for Davidson County, Tennessee.
10. Easement of record in Book 10914, page 548, Register's Office for Davidson County, Tennessee.
11. Notice of Easement of record in Book 10302, page 662, Register's Office for Davidson County, Tennessee.
12. Easement of record in Book 1165, page 29, Register's Office for Davidson County, Tennessee.
13. Agreement of record in Book 6470, page 383 and Book 6655, page 47, Register's Office for Davidson County, Tennessee.