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. 26509-04-2007**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: ~~$151,000.00~~ EXEMPT Affiant Subscribed and sworn to before me this 30th day of April, 2007. Notary Public My Commission Expires: 3-20-10

CAROL A. CLAWSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Christopher KempTrustee 7241 Hwy, 70S, #212 Nashville, TN 37221	**Send Tax Bills To:** Countrywide Home Loans 3011 Armory Drive, Suite 120 Nashville, TN 37204	**Tax Information:** Map and Parcel No.: 142070G212.00CO

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, **Andrew J. Hart**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Kemp, trustee of the Angus Revocable Living trust Agreement dated Mayl, 2007** ("Grantee"), his 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 7241 Hwy, 70S, #212, Nashville, TN 37221

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 30th day of April, 2007.

Andrew J. Hart

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Andrew J. Hart**, 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 30th day of April, 2007.

Notary Public

My Commission Expires:

KAREN FORD MARLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010

Davidson County DEEDWARR
Recvd: 05/15/07 11:07 2 pgs
Fees:12.00 Taxes:0.00

20070515-0058087

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 212, together with the appurtenant interest in the common elements of Belle Glen II Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20001211-0121937, amended in Instrument No. 20010123-0006937, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the aforementioned Master Deed.

Being the same property conveyed to Andrew Hart by deed dated May 28, 2004 from Amy M. Measels, unmarried of record in Instrument No. 20040607-0066642, 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. Charter of Incorporation of Belle Glen II Condominium Owners' Association, Inc. of record in Instrument No. 20010118-0005618, 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 Belle Glen II Condominiums, of record in Instrument No. 20001211-0121937, amended in Instrument No. 20010123-0006937, 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. Easement for Highway purposes of record in Book 5230, page 169, Register's Office for Davidson County, Tennessee.
6. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Instrument No. 200002030011467, Register's Office for Davidson County, Tennessee.