THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26623-05-2007** **Record & Return To:** **First Title and Escrow Co., Inc.** **2000 Richard Jones Road #110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $320,000.00 Affiant Subscribed and sworn to before me this 31st day of May, 2007. Notary Public My Commission Expires: My Commission Expires MAR 24, 2009

WARRANTY DEED

Address New Owner: William A. Tuck, Helen S. Tuck 4400 Belmont Park Terrace #225 Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 131030C225.00CO

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, **Leslie Phillips and wife, Phyllis S. Phillips**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William A. Tuck and wife, Helen S. Tuck** ("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 4400 Belmont Park Terrace #225, 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 31st day of May, 2007.

Leslie Phillips

Phyllis S. Phillips

Davidson County DEEDWARR
Recvd: 06/05/07 14:48 2 pgs
Fees:13.00 Taxes:1184.00
20070605-0067150

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Leslie Phillips and Phyllis S. Phillips**, 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 31st day of May, 2007.

Notary Public

My Commission Expires:

My Commission Expires
SEPT. 22, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 225 on the Plan of Section Nine Arden Place as of record in Plat Book 5210, page 73, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Leslie Phillips and wife, Phyllis S. Phillips by deed dated January 7, 2003 from Joseph N. Barker, married of record in Instrument No. 20030109-0004186, 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 Arden Place of record in Book 4754, page 455, supplemented in Book 4819, page 564; Book 4916, page 277; Book 5019, page 942; Book 5091, page 66; Book 5129, page 120; Book 5163, page 384; Book 5231, page 375; Book 5351, page 592; Book 5514, page 636, 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 Arden Place Homeowner's Association, Inc. of record in Book 4749, page 635, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 5210, page 73, Register's Office for Davidson County, Tennessee.
5. Declaration of boundary line recorded in Book 8813, page 398, Register's Office for Davidson County, Tennessee.