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Realty Title Box 48A

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **Realty Title and Escrow**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $160,000.00. Affiant Subscribed and sworn to before me this 15th day of May, 2007. Notary Public My Commission Expires: 7-24-2010

WARRANTY DEED

Address New Owner: Lauren S. Tingle 317 Sloan Road Nashville, TN 37209	**Send Tax Bills To:** First Horizon Home Loan Corp. P.O. Box 809 Memphis, TN 38101	**Tax Information:** Map and Parcel No.: 103-08-0-B-317.00CO

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, Jerry Siegel, as devisee under the will of, and as Executor of the Estate of Bonnie Lou Siegel Barton, deceased ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Lauren S. Tingle, and Gregg S. Tingle ("Grantee"), their 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 317 Sloan Road, Nashville, TN 37209.

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.

Davidson County DEEDWARR
Recvd: 06/06/07 15:02 3 pgs
Fees:18.00 Taxes:592.00
20070606-0068008

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15 day of May, 2007.

Jerry Siegel, individually

Jerry Siegel, Executor

Jerry Siegel, Executor of the Estate
of Bonnie Lou Siegel Barton, deceased

STATE OF OHIO, COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jerry Siegel, individually and as Executor of the Estate of Bonnie Lou Siegel Barton, deceased, 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 15th day of May, 2007.

Natalie L Horton
Notary Public

My Commission Expires: October 15, 2011

NOTARY PUBLIC STATE OF OHIO

NATALIE L. HORTON
Notary Public, State of Ohio
My Commission Expires
October 15, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 317, Building "B", together with the appurtenant interest in the common elements of Parklane Condominiums, Phase V, a horizontal property regime established by Master Deed, of record in Book 7896, page 710, amended in Book 7937, page 67, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the amendment to the aforementioned Master Deed.

Being the same property conveyed to Bonnie Siegel Barton, an unmarried woman, by deed dated June 14, 2005 from Robin Ely, unmarried, of record in Instrument No. 20050620-0070072, Register's Office for Davidson County, Tennessee. The said Bonnie Siegel Barton having died on 9/29/06, devising subject property to Jerry Siegel by Last Will and Testament appearing in Docket No. 06P-1715, Probate Court Clerk's Office for Davidson County, Tennessee. Bonnie Siegel Barton and Bonnie Lou Siegel Barton are one and the same person.

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 The Parklane Homeowners' Association of record in Book 7710, page 305, amended in Book 7895, page 173, 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 Parklane Condominiums, Phase V, of record in Book 7896, page 710, amended in Book 7937, page 67, 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.