| THIS INSTRUMENT PREPARED BY:<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 26900-08-2007** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $233,000.00.<br>Affiant<br>Subscribed and sworn to before me this 3rd day of August, 2007.<br>Notary Public<br>My Commission Expires: MY COMMISSION EXPIRES NOV 22 2010 |
|---|---|

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

# WARRANTY DEED

| **Address New Owner:**<br>Grant T. Obersteadt<br>320 Old Hickory Blvd., #1309<br>Nashville, TN 37221 | **Send Tax Bills To:**<br>Franklin AMERICAN Mortgage<br>501 Corporate Center Dr<br>ste.400<br>Franklin, TN 37067 | **Tax Information:**<br>Map and Parcel No.:<br>128120A062.00CO |
|---|---|---|

**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, **Edgar T. Scruggs, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Grant T. Obersteadt,** and Henry Louis Obsteadt,*** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto. **unmarried *Obersteadt, married

This is improved property located at 320 Old Hickory Blvd., #1309, 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 3rd day of August, 2007.

Edgar T. Scruggs by N.A.A., as A.I.F.
Edgar T. Scruggs
By Nichols A. Akins, as his Attorney in fact

Davidson County DEEDWARR
Recvd: 08/07/07 15:35 2 pgs
Fees:13.00 Taxes:862.10
20070807-0094532

STATE OF Tennessee, COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Nicholas A. Akins, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Edgar T. Scruggs as his Attorney-In-Fact, and as the free act and deed of the within named Edgar T. Scruggs.

Witness my hand and official seal, at office in Nashville, Tennessee, this 3rd day of August, 2007.

Notary Public

My Commission Expires:_____

DONALD E. KNIEFEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 62 Building 13, together with the appurtenant interest in the common elements of Eagle Ridge at The Reserve Section 12 Phase 1A, a horizontal property regime established by Master Deed, of record in Instrument No. 20011011-0110875 amended in Instrument No. 20020313-0031655, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the aforementioned Master Deed.

Being the same property conveyed to Edgar T. Scruggs, unmarried by deed dated July 29, 2002 from Eagle Ridge at The Reserve, LLC, a Tennessee limited liability company of record in Instrument No. 20020731-0092109, 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 Eagle Ridge at The Reserve Homeowner's Association, Inc. of record in Instrument No. 20010112-0003836, amended in Instrument No. 20010112-0003839, 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 Eagle Ridge at The Reserve, of record in Instrument No. 20011011-0110875, amended in Instrument No. 20020313-0031655, 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 7900, pages 896-898, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Instrument No. 20030106-0001894 and Instrument No. 20041019-0125465, Register's Office for Davidson County, Tennessee.
7. Easement for drainage of record in Book 7861, page 559 and Book 8083, page 534, Register's Office for Davidson County, Tennessee.
8. Easement Agreement of record in Book 5074, page 945, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Instrument No. 20001103-0109348, Register's Office for Davidson County, Tennessee.
10. Option Agreements recorded in Book 5074, page 856 and Book 9600, page 824, Register's Office for Davidson County, Tennessee.
11. Conditional Release of option of record in Instrument No. 20000831-0086324, Register's Office for Davidson County, Tennessee.