Box 8

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26789-06-2007** **Record & Return To:** **Wilkins & Ivey, Attorneys** **104 Woodmont Boulevard, Suite 100** **Nashville, TN 37205**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,725,000.00. Affiant Subscribed and sworn to before me this 9th day of August, 2007. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Ronald G. McAbee Renate H. McAbee 2006 Fransworth Drive Nashville, TN 37205	**Send Tax Bills To:** Same	**Tax Information:** Map and Parcel No.: 116020A002.00CO

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, **Frank C. Gorrell, III and wife, Linda P. Gorrell**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ronald G. McAbee and wife, Renate H. McAbee** ("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 2006 Fransworth Drive, Nashville, TN 37205

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 9th day of August, 2007.

Frank C. Gorrell, III

Linda P. Gorrell

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Frank C. Gorrell, III and Linda P. Gorrell**, 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 9th day of August, 2007.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 08/13/07 14:14 2 pgs
Fees:13.00 Taxes:6382.50
20070813-0096645

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Hill Place of record in Book 7900, page 931 and amended in Book 7900, page 923-930 and Surveyors Certificate of Correction of record in Book 9854, page 235 and Book 10058, page 112 Register's Office, together with and subject to an Ingress, Egress and Access Easement and Maintenance Agreement of record in Book 11389, page 876, said Register's Office.

Being the same property conveyed to Frank C. Gorrell, III and wife, Linda P. Gorrell by deed from Mary Alice Ismail d/b/a Ismail Enterprises of record in Book 11389, page 873. By Quitclaim Deed of record in Doc. No. 20060123-0008185 dated January 18, 2006 and recorded on January 23, 2006 in the Register's Office for Davidson county, Tennessee. Frank C. Gorrell, III conveyed his interest in subject property to Linda P. Gorrell.

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 By-Laws and Restrictions for Hill Place, of record in Book 9645, page 85, amended in Book 9658, page 19, Book 10872, page 520, Book 11548, page 57, Instrument No. 200003220029124 and Instrument No. 20010510-0048634, 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. Dedication of common area to Hill Place Homeowner's Association of record in Book 9737, page 400, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Hill Place Homeowners' Association of record in Book 9730, page 356, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6391, page 530, Book 8223, page 594, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 7900, pages 923 thru 932, corrected inBook 10058, page 112, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 7900, page 913, Register's Office for Davidson County, Tennessee.
8. Easement for ingress, egress and access and Maintenance Agreement of record in Book 11389, page 876, Register's Office for Davidson County, Tennessee.
9. Easement for sewer of record in Book 3506, page 63, Register's Office for Davidson County, Tennessee.