THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26831-07-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** FIle Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: ~~$233,000.00~~ $233,000.00 Affiant Subscribed and sworn to before me this 28th day of August, 2007. Notary Public My Commission Expires: My Commission Expires JULY 19, 2008

GEORGE F. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Lee C. Hamblen 508 Glenleigh Ct. Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 142130A032.00CO

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, **Julia C. Gandy Daniels, individually and as Devisee under the Will of Mary E. Gandy, Deceased,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lee C. Hamblen, Married** ("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 508 Glenleigh Ct., 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 28th day of August, 2007.

Julia C. Gandy Daniels

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Julia C. Gandy Daniels, Individually and as Devisee under the Will of Mary E. Gandy, deceased**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2007.

Notary Public

My Commission Expires:

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

Davidson County DEEDWARR
Recvd: 08/31/07 13:23 2 pgs
Fees:13.00 Taxes:862.10
20070831-0105066

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Phase I and Boundary Plat of Riverside, as of record in Plat Book 6900, pages 490 through 492, revised in Plat Book 6900, page 784, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Mary E. Gandy, unmarried by Warranty Deed dated June 30, 2003 from Michael Riggs and wife, Jeanne Riggs of record in Instrument No. 20030710-0095606, Register's Office for Davidson County, Tennessee. Mary E. Gandy died on November 10, 2006. By Will of Mary E. Gandy, Docket #07P299, Office of the Davidson County Probate Court Clerk, subject property was devised to Julia C. Gandy, now Daniels.

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 Riverside of record in Book 7185, page 619, and Book 7405, page 780 and amended in Instrument No. 20040419-0044162, 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 Riverside Homeowner's Association, Inc. of record in Instrument No. 20040608-0067841, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Riverside Homeowner's Association, Inc. of record in Book 7829, page 703, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6900, page 490 through 492 and revised in Book 6900, page 784 and Instrument No. 20040506-0052081, Register's Office for Davidson County, Tennessee.
6. Easement for sewer lines of record in Book 7803, page 642, Register's Office for Davidson County, Tennessee.
7. Easement for water lines of record in Book 6970, pages 275 and 281, Register's Office for Davidson County, Tennessee.
8. Easement for public utilities of record in Book 6970, page 278, Register's Office for Davidson County, Tennessee.
9. Permanent Easement of record in Book 6972, page 45, Register's Office for Davidson County, Tennessee.
10. Agreement recorded in Book 7400, page 645, Register's Office for Davidson County, Tennessee.
11. Easement for Agreement of record in Instrument No. 20041019-0125877, Register's Office for Davidson County, Tennessee.
12. Dedication of Easement of record in Book 7574, page 645, Register's Office for Davidson County, Tennessee.