Box 14A

File # 20793-5

| WARRANTY DEED | State of Tennessee<br>County of Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is **$179,900.00**<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 30th day of August, 2007.<br><br>Notary Public<br><br>My commission expires: 11-19-08<br><br>(AFFIX SEAL) |
|---|---|

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Leona Hanna** | **New Owner** | **Map 142-07C Parcel 060.CO** |
| **268 Myhr Green** | | |
| **Nashville, TN 37221** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Irene Markle, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Leona Hanna, unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 60 of the Ashley Green Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Ashley Green Condominiums, of record in Book 7184, page 44, and amended by 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, Page 312, (Register's Office for Davidson County, Tennessee, (collectively "the Master Deed") including without limitation the By-Laws appended thereto, of record in Book 7184, page 71, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Ashley Green Condominiums, of record in Book 7184, page 44, as set out on Exhibit "C" to the Master Deed, said Register's Office, for a more complete identification and description of such Unit.**

**BEING the same property conveyed to Irene W. Markle, by Warranty Deed from Elmer Paul Kneedler and wife, Ruth Kepner Kneedler, of record in Instrument No. 20040702-0079473, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.**

**The property conveyed herein is not the place of residence of Grantor's spouse.**

This is Improved (_X__) Unimproved (____) property, known as: **268 Myhr Green, Nashville, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **30th** day of **August, 2007.**

Irene Markle

**Irene Markle**

Davidson County DEEDWARR
Recvd: 09/04/07 08:51 2 pgs
Fees:13.00 Taxes:665.63

20070904-0105419

**STATE OF TENNESSEE )**
**COUNTY OF Davidson )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Irene Markle, married,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **August, 2007.**

**Notary Public**

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

**My Commission Expires:** 1-19-08