THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27000-09-2007** **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: $260,000.00. Affiant Subscribed and sworn to before me this 11th day of September, 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: Joseph G. Erwin, Jr. 105 Leake Avenue, #35 Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116130C035.00CO

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, **Melissa L. Earthman and Emily L. Ragen and Thomas Scott Lance and Lee W. Lance, III., as Devisees Under the Will of Shirley S. Lance, Deceased**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph G. Erwin, Jr., Unmarried** ("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 105 Leake Avenue, #35, 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 11th day of September, 2007.

Melissa L. Earthman

Melissa L. Earthman

Thomas Scott Lance by Melissa L. Earthman

Thomas Scott Lance by Melissa L. Earthman as Attorney-In-Fact

Emily L. Ragen

Emily L. Ragen by Melissa L. Earthman as Attorney-In-Fact

Lee W. Lance, III by Melissa L. Earthman

Lee W. Lance, III. by Melissa L. Earthman as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

My Commission Expires JULY 19, 2008

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Melissa L. Earthman**, 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 11th day of September, 2007.

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Melissa L. Earthman, 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 on behalf of Emily L. Ragen, Thomas Scott Lance and Lee W. Lance, III., as their Attorney-In-Fact, as the free act and deed of the within named Emily L. Ragen, Thomas Scott Lance and Lee W. Lance, III.

Witness my hand, at office, this 11th day of September, 2007.

NOTARY PUBLIC

My Commission Expires:

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

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 09/13/07 13:42 2 pgs
Fees:13.00 Taxes:962.00

20070913-0109977

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 35, together with parking space No. 50 on the Plan of Belle Meade Tower Condominium Apartments, of record in Instrument No. 20001020-0104050, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Meade Tower, a horizontal property regime established by Master Deed and Bylaws of record in Book 4469, page 530, corrected in Book 4494, page 489, amended in Book 4631, pages 407 and 410, Book 4851, page 950, Book 5046, page 828, Instrument No. 20000614-0059221, Instrument No. 20000803-0076841, Instrument No. 20030725-0104241, and Instrument No. 20030902-0126376., said Register's Office.

Being the same property conveyed to Shirley S. Lance by Warranty Deed dated May 4, 2001 from Estate of Vance W. Anderson, Hayes A. Noel, Executor of record in Instrument No. 20010508-0047450, Register's Office for Davidson County, Tennessee. Shirley S. Lance died on March 23, 2007. By her Will, Docket No. 07P561, Office of the Davidson County Probate Court Clerk, subject property was devised to her children (Melissa L. Earthman, Emily L. Ragen, Thomas Scott Lance, and Lee W. Lance, III.)

This conveyance is made subject to:

1. 2007 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. 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 Belle Meade Tower, of record in Book 4469, page 530, corrected in Book 4494, page 489, amended in Book 4631, pages 407 and 410, Book 4851, page 950, Book 5046, page 828, Instrument No. 20000614-0059221, Instrument No. 20000803-0076841, Instrument No. 20030725-0104241, and Instrument No. 20030902-0126376, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3839, page 983, Book 4790, page 319, Book 4925, page 594, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20001020-0104050, Register's Office for Davidson County, Tennessee.
6. Easement to American Telephone and Telegraph Co. of record in Book 1207, page 547, Register's Office for Davidson County, Tennessee.
7. Easement for building clearance of record in Book 3183, page 201, Register's Office for Davidson County, Tennessee.
8. Easement to Metropolitan Government of Nashville and Davidson County of record in Book 4355, page 696, Register's Office for Davidson County, Tennessee.
9. Easement to Nashville Gas Company of record in Book 6701, page 203, Register's Office for Davidson County, Tennessee.
10. Easement for right of way to Bell South of record in Book 9351, page 933, Register's Office for Davidson County, Tennessee.
11. Memorandum of Lease from Belle Meade Tower Condominium Homeowners Association, Inc. to BellSouth Mobility, Inc., dated and recorded in Book 10468, Page 321, Register's Office for Davidson County, Tennessee.