THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27794-06-2008** **Record & Return To:** **Bankers Title & Escrow Corporation** **3310 West End Avenue #410** **Nashville, TN 37203** BOX 50-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $237,900.00. Affiant Subscribed and sworn to before me this 25th day of July, 2008. Notary Public My Commission Expires:

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Ruth H. Rosenberg 3311 Lealand Lane, #1 Nashville, TN 37204	**Send Tax Bills To:** JP Morgan Chase 1111 Polaris Pkwy Columbus, OH 43240	**Tax Information:** Map and Parcel No.: 118090A001.00CO

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, **Ellen Bradford Lea, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ruth H. Rosenberg, 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.

John Willis Lea, IV., spouse of Ellen Bradford Lea, hereby joins in the execution of this instrument to convey any and all marital interest he may have in subject property.

This is improved property located at 3311 Lealand Lane, #1, Nashville, TN 37204

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 25th day of July, 2008.

Ellen Bradford Lea

John Willis Lea, IV.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ellen Bradford Lea and John Willis Lea, IV.**, 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 25th day of July, 2008.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

Davidson County DEEDWARR
Recvd: 08/01/08 13:29 2 pgs
Fees:13.00 Taxes:880.23

20080801-0079249

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1, together with the appurtenant interest in the common elements of Hawthorne Square Condominiums, a horizontal property regime established by Master Deed, of record in Book 6341, page 640, 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 and being located upon Lot No. 3 on the Plan of Hawthorne Square of record in Plat Book 6250, page 422, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ellen Bradford Lea, married by deed dated April 19, 2005 from Leah A. Taylor and Jocelyn C. Taylor, both unmarried, of record in Instrument No. 20050420-0044053, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Hawthorne Square Homeowner's Association, Inc. of record in Book 6788, page 614, 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 Hawthorne Square Condominiums, of record in Book 6341, page 640, 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 6250, page 422, Register's Office for Davidson County, Tennessee.