THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28036-08-2008** **Record & Return To:** **First Title & Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $335,000.00 Affiant Subscribed and sworn to before me this 6th day of October, 2008. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Eleanor Templeton 105 Leake Avenue, Unit 72 Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116130C072.00CO

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, **Betty Thompson Hobbs, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eleanor Templeton** ("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, Unit 72, 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 6th day of October, 2008.

Betty Thompson Hobbs by David T. Hobbs
as Attorney-In-Fact by Power of Attorney
of record as Instrument No. 20081007-0101796
Register's Office for Davidson County, TN.

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, David T. Hobbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Betty Thompson Hobbs as her Attorney-In-Fact, as the free act and deed of the within named Betty Thompson Hobbs.

Witness my hand, at office, this 6th day of October, 2008.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 10/07/08 14:02 2 pgs
Fees:13.00 Taxes:1239.50
20081007-0101797

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

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 72, together with Parking Space No. 39 on the Plan of Belle Meade Tower Condominium Apartments, of record in Instrument No. 20000120-0104050, 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 By Laws 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 Betty Thompson Hobbs by Quitclaim Deed dated January 12, 1999 from David T. Hobbs and wife, Kathryn G. Hobbs of record in Book 11295, page 871, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 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 for 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 Homeowner's Association, Inc. to Bell South Mobility, Inc. recorded in Book 10468, page 321, Register's Office for Davidson County, Tennessee.