PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Davidson County DEEDWARR
Recvd: 10/29/08 15:21 2 pgs
Fees:13.00 Taxes:1036.00

20081029-0108099

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(DM) Title No: 49611
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Caroline Mimi Eckhard 4400 Belmont Park Terrace #177 Nashville, Tennessee 37215	Regions Bank d/b/a Regions Mortgage Dept. 2520 P.O. Box 2153 Birmingham, AL 35287

TAX MAP-PARCEL NUMBERS: 131030C17700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$280,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James W. Busby and spouse, Charlotte P. Busby**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Caroline Mimi Eckhard, unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Building Site No. 177 on the Plan of Arden Place, Section Six of record in Book 4955, page 69, Register's Office for said County to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to James W. Busby and spouse, Charlotte P. Busby by warranty deed from Joy Austin Ditchez, Amy Austin Roberts and Lee Austin Young, dated Jan 30, 2007 and recorded on Jan. 31, 2007 of record in Doc. No. 20070131-0012914, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4955, Page 69, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions for Arden Place of record in Book 4754, page 455, supplemented in Book 4819, page 654, Book 4919, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592, Book 5514, page 636 and amended in Instrument No. 20070816-0098235, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 4400 Belmont Park Terrace # 177, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of October, 2008.

James W. Busby

Charlotte P. Busby

State of TENNESSEE
County of DAVIDSON

On this 27th day of October, 2008 , before me the undersigned authority, personally appeared James W. Busby and Charlotte P. Busby , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY — My Commissior Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $280,000.00

Courtney Whitehurst
Affiant

Sworn and subscribed before me this the 27th day of October, 2008

Notary Public

My Commission Expires: _____

DONALD E. KNIFFEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 22, 2010