THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 28149-11-2008** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $357,000.00. Thelma Kidd Affiant Subscribed and sworn to before me this 1st day of December, 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: Thelma Kidd 105 Park Glen Nashville, TN 37204	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 131080D105.00CO

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, **Robert Leon Boucher, as devisee under the will of Mary Virginia Boucher, deceased, and his wife, Barbara G. Boucher**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thelma Kidd, 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 Park Glen, 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 1st day of December, 2008.

Robert Leon Boucher

Barbara G. Boucher

Davidson County DEEDWARR
Recvd: 12/04/08 13:49 2 pgs
Fees:13.00 Taxes:1320.90
20081204-0117634

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert Leon Boucher and wife, Barbara G. Boucher**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 1st day of December, 2008.

Notary Public

My Commission Expires:

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. 105, together with the appurtenant interest in the common elements of Park Glen, a horizontal property regime established by Master Deed, of record in Book 6578, page 379, amended in Book 9473, page 900, and in Instrument No. 20020314-0032069, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed, and being located on Lot No. 3 on the Plan of Park Glen, of record in Plat Book 6250, page 188, Register's Office for Davidson County, Tennessee. (Subject property was incorrectly referred to as Lot 105 on the Plan of record in Plat Book 6250, page 188, said Register's Office, in the deed of record in Book 6620, page 967, said Register's Office.)

Being the same property conveyed to Mary Virginia Boucher by deed dated August 1, 1985, from The Richter Company, Inc., of record in Book 6620, page 967, Register's Office for Davidson County, Tennessee. Mary Virginia Boucher died on September 21, 2007, and devised subject property to Robert Leon Boucher by will of record in Docket No. 07P1820, Davidson County Probate Court Clerk's Office, and in Instrument No. 20080331-0031883, said Register's Office.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Declaration of Covenants, Conditions and Restrictions for Park Glen of record in Book 6413, page 475, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. Charter of Incorporation of Park Glen Homeowners Association of record in Book 7448, page 832, amended in Book 8438, page 40, Register's Office for Davidson County, Tennessee.
5. 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 Park Glen, of record in Book 6578, page 379, amended in Book 9473, page 900, and in Instrument No. 20020314-0032069, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Plat Book 6250, page 188, Register's Office for Davidson County, Tennessee.