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. 28420-02-2009**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $156,000.00. Affiant Subscribed and sworn to before me this 8th day of April, 2009. Notary Public My Commission Expires: 1-9-12

JAMES WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

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

WARRANTY DEED

Address New Owner: David Byrne 4225 Harding Pike, Unit 501 Nashville, TN 37205	**Send Tax Bills To:** Franklin American Mortgage Co. 501 Corporate Centre Dr., #501 Franklin, TN 37067	**Tax Information:** Map and Parcel No.: 103160C501.00CO

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, **Mary Cady Ford**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Byrne** ("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 4225 Harding Pike, Unit 501, 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 8th day of April, 2009.

Mary Cady Ford

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mary Cady Ford**, 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 8thth day of April, 2009.

Notary Public

My Commission Expires:

BILL GARRETT, Davidson County
Trans: T20090024417 DEEDWARR
Recvd: 04/14/09 10:10 2 pgs
Fees: 13.00 Taxes: 577.20
20090414-0033527

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 501 on the Plan of Wellington Arms, of record in Plat Book 5200, page 316, 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 Wellington Arms Condominium, a horizontal property regime established by Master Deed of record in Book 5721, page 241, corrected in Book 5740, page 897 and amended in Instrument No. 20001205-0119242, said Register's Office.

Being the same property conveyed to Mary Cady Ford, unmarried, by deed dated March 28, 2007, from Joseph W. Rively, unmarried, of record in Instrument No. 20070330-0038515, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 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 Wellington Arms Condominium, of record in Book 5721, page 241, corrected in Book 5740, page 897 and amended in Instrument No. 20001205-0119242, Register's Office for Davidson County, Tennessee.
2. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7692, page 861, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 5200, page 316, Register's Office for Davidson County, Tennessee.