PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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BILL GARRETT, Davidson County

Trans:T20090039365 DEEDWARR

Recvd: 06/12/09 14:54 2 pgs

Fees:13.00 Taxes:5365.00

20090612-0054918

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(DM) Title No: 50054

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Albert E. Ambrose Jr. Frances J. Ambrose 4910 May Manor Circle Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 116020B04500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,450,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David H. Rue and spouse, Linda B. Rue,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Albert E. Ambrose Jr. and spouse, Frances J. Ambrose** 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 Lot No. 50 on the Plan of Hill Place, of record in Book 7900, page 913 and pages 923 through 932 (at page 929), as amended in Book 9854, page 235, and Book 10058, page 112, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to David H. Rue and Linda B. Rue, a one-half interest to David H. Rue and a one-half interest to Linda B. Rue, by warranty deed from Kim Kennedy Henry and spouse, Joe S. Henry, dated Feb. 9, 1998 and recorded on Feb. 10, 1998 of record in Book 10780, page 720, 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 7900, Page 913 and pages 923 through 932, amended in Book 9854, page 235 and Book 10058, page 112, said Register's Office, which Plan shows a minimum building setback lines and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 9645, page 85, Book 9658, page 19, Book 10872, page 520, Book 11548, page 57, and Doc. No. 20010510-0048634, 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: 4910 May Manor Circle, Nashville, Tennessee 37205

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 10th day of June, 2009.

David H. Rue

Linda B. Rue

State of TENNESSEE
County of DAVIDSON

On this 10th day of June, 2009 , before me the undersigned authority, personally appeared David H. Rue and Linda B. Rue , 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: My Commission Expires May 2, 2011

Notary

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 $1,450,000.00

Affiant

Sworn and subscribed before me this the 10th day of June, 2009

My Commission Expires: My Commission Expires May 2, 2011

Notary Public

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY