Parcel Identification Number: 052160A02700CO

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20090041682 DEEDWARR
Recvd: 06/23/09 08:32 2 pgs
Fees:13.00 Taxes:203.50
20090623-0058181

Address of New Owner(s)
James R. And Cynthia W. Webb
2436 Henry Gower Road
Pleasant View, TN 37146

Send Tax Bills To:

SAME

This Instrument Prepared By:
J. Terry Price
Guenther, Jordan & Price, Attorneys
1150 Vanderbilt Plaza
2100 West End Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE }
COUNTY OF ROBERTSON }

The actual consideration (or value, whichever is greater) for this transfer is $55,000.

Affiant

Subscribed and sworn to before me this 22nd day of June, 2009.

J. TERRY PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: March 4, 2013

For and in Consideration of the sum of FIFTY FIVE THOUSAND and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Kathy Jane Smith, (hereafter referred to as "Grantor") have bargained and sold, and by these presents do transfer and convey to James R. Webb and Cynthia W. Webb, as husband and wife and as joint tenants by the entireties, their heirs and assigns, (hereafter referred to as "Grantee") a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, Apartment Unit No. D-27, of Neely's Bend Condominium created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5483, page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed, Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, page 200, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to KATHY JANE SMITH, by deed from KATHY JANE SMITH EXECUTOR OF THE ESTATE OF EDWARD CARLOS SHEPHARD, of record as Instrument No. 20070614-0071526, dated June 11, 2007, said Register's Office.

This is improved property, known as 1301 Neelys Bend Road, Unit D-27, Madison, Tennessee 37115-5587

This conveyance is subject to:

1. Matters shown on the Plan of record in Plat Book 5200, page 200, said Register's Office.
2. Master Deed of record in Book 5483, page 86, Register's Office for said County.
3. Building Regulations of record in Book 8277, page 314, said Register's Office.
4. Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County of record as Instrument No. 20040624-0075203, said Register's Office.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, and the heirs and assigns of Grantee, forever.

Grantor represents to Grantee that Grantor is lawfully seized and possessed of the above described land in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein. Grantor represents to Grantee that this property has not been used as marital property and no marital rights of any kind have attached to this property.

Grantor binds Grantor and the heirs and representatives of Grantor to warrant and forever defend the title to the above described land to Grantee and the heirs and assigns of Grantee, against the lawful claims of all persons.

Witness this 22nd day of June, 2009

Kathy Jane Smith
KATHY JANE SMITH

STATE OF TENNESSEE }
COUNTY OF ROBERTSON }

Personally appeared before me, J. Terry Price, a Notary Public in and for the above County and State, the within named KATHY JANE SMITH, the bargainor, 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 and official seal at Springfield, Tennessee, this 22nd day of June, 2009.

J. Terry Price
NOTARY PUBLIC

My Commission Expires March 4, 2013

J. TERRY PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN