THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $174,000.00.

Affiant

Sworn to and subscribed before me this 31 day of August, 2009.

NOTARY PUBLIC

My Commission Expires: 7/24/2010

MAXINE Q. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20090061157 DEEDWARR
Recvd: 09/04/09 14:00 2 pgs
Fees:13.00 Taxes:643.80
20090904-0083562

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Willene H. House	Same	142070C04000CO
228 Myhr Green		
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James L. Kelso, Trustee of the Kelso Family Trust**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Willene H. House**, hereinafter called "Grantee", her heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 40-C of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act T.C.A. §66-27-101 through §66-27-123; (herewith referred to as the "Act"), and the provisions of the Master Deed for Ashley Green, of record in Book 7184, page 44, Register's Office for Davidson County, Tennessee, including, without limitation, the by-laws appended thereto, of record in Book 7184, page 71, said Register's Office (collectively the "Master Deed", to which Master Deed is here made for a more complete and accurate description of said Unit.
>
> Together with an undivided percentage interest in the Common Elements, as defined in the Master Deed, appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.
>
> Being the same property conveyed to James R. Kelso, Trustee of the Kelso Family Trust, of record in Instrument No. 20081007-0101715, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 228 Myhr Green, Nashville, TN 37221.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, her heirs and assigns forever; and Grantor does

covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 31 day of August, 2009.

JAMES R. KELSO, Trustee
Kelso Family Trust

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **James R. Kelso, Trustee of the Kelso Family Trust**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 31 day of August, 2009.

ROBERT F. SANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-22-10