THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29136-10-2009** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: ~~$47~~,000.00. Affiant Subscribed and sworn to before me this 29th day of October, 2009. 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: Cumberland Trust and Investment Company, Trustee for Ricky Dale Addison Trust 370 Wallace Road, #D-19 Nashville, TN 37211	**Send Tax Bills To:** Cumberland Trust & Investment 104 Woodmont Boulevard #120 Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 147030B03900CO

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, **Valerie L. Brown, unmarried, and Martha L. Kelley, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cumberland Trust and Investment Company, Trustee for Ricky Dale Addison Trust** ("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 370 Wallace Road, #D-19, Nashville, TN 37211

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 29th day of October, 2009.

Valerie L. Brown

Martha L. Kelley by Valerie L. Brown

Martha L. Kelley,
by Valerie L. Brown, Attorney in Fact

BILL GARRETT, Davidson County
Trans: T20090075016 DEEDWARR
Recvd: 11/03/09 14:18 2 pgs
Fees: 13.00 Taxes: 173.90

20091103-0101616

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Valerie L. Brown**, 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 29th day of October, 2009.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

STATE OF TENNESSEE, COUNTY OF DAVIDSON

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, **Valerie L. Brown**, 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 on behalf of **Martha L. Kelley** as her Attorney-In-Fact, as the free act and deed of the within named **Martha L. Kelley**.

Witness my hand and official seal at Nashville, Tennessee this 29th day of October, 2009.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. D-19, together with the appurtenant interest in the common elements of Southern Hills Condominium, a horizontal property regime established by Master Deed, of record in Book 6594, page 502, amended in Book 7044, page 209, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A-2 to the aforementioned Master Deed.

Being the same property conveyed to Valerie L Brown, an unmarried person and Martha L. Kelley, an unmarried person by deed dated June 26, 1985 from Freeman Webb Developers, Inc. a Tennessee Corporation of record in Book 6598, page 637, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Charter of Incorporation of Southern Hills Condominium Association, Inc. of record in Book 6576, page 69, Register's Office for Davidson County, Tennessee.
3. 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 Southern Hills Condominium, of record in Book 6594, page 502, amended in Book 7044, page 209, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6695, page 22, Register's Office for Davidson County, Tennessee.
6. Easement for granted to First Suburban Water Utility District of record in Book 4435, page 29, Register's Office for Davidson County, Tennessee.