BILL GARRETT, Davidson County
Trans:T20100026473 DEEDWARR
Recvd: 05/04/10 15:16 3 pgs
Fees:18.00 Taxes:1017.50
20100504-0033658

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $275,000.00. Affiant Subscribed and sworn to before me, this 29th day of April, 2010. Notary Public My Commission Expires:

Address New Owner As Follows:
Elizabeth D. Pie
105 Leake Avenue #71
Nashville, TN 37205

Send Tax Bills To:
SAME

Map-Parcel Number:
119 13 0C 071.00

ROBERT E. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires MAY 2, 2011

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT E. BRITT AND WIFE FRANCES B. BRITT**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ELIZABETH D. PIE**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A condominium Apartment in Davidson County, Tennessee, being Unit No. 71 on the plan of Belle Meade Tower, of record in Book 4175, page 159, as modified by Plat of record as Instrument No. 20001020-0104050, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Parking spaces are assigned to owner but are no longer transferred by deed.

Being the same property conveyed to Robert E. Britt and Frances B. Britt, as tenants-by-the-entireties, by deed from Frances B. Britt and SunTrust Bank Co-Trustees of the Ann B. Meiers Revocable Trust dated November 18, 1994, by deed dated April 16, 2010, recorded April 26, 2010, of record as Instrument No. 20100426-0031290, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2010 taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss for failure to do so.

2. Matters shown on the Plan of record in Book 4175, page 159, as modified by Plat of record in Instrument No. 20001020-0104050, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Belle Meade Tower Condominiums, of record in Book 4469, page 530 and further amended by instrument of record in Book 4494, page 489, and Book 4631, page, page 407, and Book 4631, page 410 and Book 4851, page 950, and Book 5046, page 828, Register's Office for Davidson County, Tennessee, to which reference is here made, and further amended as Instrument No. 200006140059221; Instrument No. 200008030076841; Instrument No. 20030725-0104241 and as Instrument No. 20030902-0126376, Register's Office for Davidson County, Tennessee.

4. Easement granted H.B. Alexander and wife, to American Telephone & Telegraph Company for telephone line and for trimming trees, of record in Book 1207, page 547, Register's Office for Davidson County, Tennessee.

5. A building clearance easement of two feet in width was granted A.J. Reich and wife, their heirs and assigns, by instrument of record in Book 3183, page 201, Register's Office for Davidson County, Tennessee.

6. Easement for sanitary sewer and storm drainage improvements were granted Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 3839, page 983, Register's Office for Davidson County, Tennessee.

7. Permanent and temporary easements for the construction of bridge and channel changes were granted Metropolitan Government of Nashville and Davidson County, Tennessee, as more particularly set forth in an instrument of record in Book 4355, page 696, Register's Office for Davidson County, Tennessee.

8. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4925, page 594, Register's Office for Davidson County, Tennessee.

9. Right-of-way & Easement granted to Bell South Telecommunications, of record in Book 9351, page 933, Register's Office for Davidson County, Tennessee.

10. Easement for Memo of Lease of record in Book 10468, page 321, Register's Office for Davidson County, Tennessee.

11. Easement for sanitary sewer and storm drainage improvements were granted Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4790, page 319, Register's Office for Davidson County, Tennessee.

This is improved property known as: **105 Leake Avenue #71 Nashville, TN 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, her heirs and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 29th day of April, 2010.

Robert E. Britt

ROBERT E. BRITT

BY: _____, Attorney-in-Fact

ANN ARCHER DAVIS, ATTORNEY-IN-FACT

Frances B. Britt

FRANCES B. BRITT

BY: _____, Attorney-in-Fact

ANN ARCHER DAVIS, ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANN ARCHER DAVIS**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact**, of the makers or a constituent of the makers and is authorized by the makers or by its constituent, the constituent being authorized by the makers, to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 29th day of April, 2010.

_____
Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011