THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10081097** BILL GARRETT, Davidson County Trans:T20100072442 DEEDWARR Recvd: 11/16/10 09:05 2 pgs Fees:13.00 Taxes:4014.50 20101116-0091516	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,085,000.00. Affiant Subscribed and sworn to before me, this 12th day of November, 2010. Notary Public My Commission Expires: 5-2-14 PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Elizabeth S. Courtney and Richard Courtney 3429 Hampton Ave Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11706007900

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, **Richard A. Belden and wife, Shirley N. Belden** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth S. Courtney and Richard Courtney, wife and husband** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 100 feet of the South part of Lot No. 28 on the Map of Hillsboro Heights, not of record, and described as follows: Beginning at a point in the South margin of Hampton Avenue at the common corner of Lots Nos. 27 and 28, and being 1500 feet West of the center line of 23rd Avenue South; thence with the line between Lots Nos. 27 and 28 Southerly 345.7 feet to the common corner of said lots and of Lots Nos. 30 and 31; thence with the line between Lots Nos. 28 and 30, Westerly 100 feet to a point; thence Northerly 346 feet, more or less, to the South margin of Hampton Avenue; thence with the margin of the same Easterly 100 feet to the point of beginning.

Being the same property conveyed to Richard A. Belden and wife, Shirley N. Belden by Warranty Deed from J. Robert Philpott, Jr., and wife, Marion B. Philpott, recorded on the 16th day of July, 1985 in Book 6607, Page 338, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Covenants, Conditions and Restrictions recorded in Book 662, Page 807 and Book 1021, Page 304, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 3429 Hampton Ave Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 12th day of November, 2010.

Richard A. Belden

Shirley N. Belden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard A. Belden and Shirley N. Belden, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of November, 2010.

Notary Public

My Commission Expires: 11/26/10

