THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29806-10-2010** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $698,500.00. Anne B. Wallace Affiant Subscribed and sworn to before me this 30th day of November, 2010. Notary Public My Commission Expires: My Commission Expires MAY 8, 2012

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

WARRANTY DEED

Address New Owner: Anne B. Wallace 715 Bellemeade Blvd #AB-2 Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 130 060 A 00500 CO

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, **Cornelia Stevens Kelly, Trustee with full power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anne B. Wallace** ("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 715 Bellemeade Blvd #AB-2, Nashville, TN 37205

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 30th day of November, 2010.

Cornelia Stevens Kelly, Trustee

Cornelia Stevens Kelly, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Cornelia Stevens Kelly, Trustee**, 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, at office, this 30th day of November, 2010.

My Commission Expires: GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 8, 2012

Notary Public GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans: T20100075600 DEEDWARR
Recvd: 12/01/10 11:12 2 pgs
Fees: 13.00 Taxes: 2584.45

20101201-0095467

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. AB-2 on the Plan of Belle Meade Condominiums of record in Plat Book 5200, page 469, revised in Book 6250, page 222, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Meade Condominiums, a horizontal property regime established by Master Deed of record in Book 5969, page 829, amended in Book 6020, page 72, Book 6425, page 685, Book 6443, page 489, restated in Book 7063, page 125 and amended in Instrument No. 20090223-0015611, said Register's Office.

Being the same property conveyed to Cornelia Stevens Kelly by deed dated 6/26/1989 from E. Edwin Wilson, Jr. and Charles H. Robinson, Executors with power of sale under the Will of Catherine Jones Wilson, of record in Book 7877, page 52, Register's Office for Davidson County, Tennessee. Being further conveyed to Cornelia Stevens Kelly as Trustee, with full power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary by quitclaim deed from Cornelia Stevens Kelly in Book 9935, page 810, said Register's Office.

This conveyance is made subject to:

1. Taxes for 2010, PAID.
2. Charter of Incorporation of Belle Meade Condominium Association, Inc. of record in Book 6003, page 9, 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 Belle Meade Condominiums, of record in Book 5969, page 829, Book 6020, page 72, Book 6425, page 685, Book 6443, page 489, Book 7063, page 125 and amended in Instrument No. 20090223-0015611, 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. All matters appearing on the Plan of record as Book 5200, page 469, revised in Book 6250, page 22, Register's Office for Davidson County, Tennessee.
6. Easement for sanitary sewers to City of Bellemeade of record in Book 5972, page 181, Register's Office for Davidson County, Tennessee.