Box 17

PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 12/22/04 13:59 2pgs
Fees:13.00 Taxes:1494.80
20041222-0152350

W & I Ref:(dm) Title No: 46067
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William G. Bainbridge Jr. Paige F. Bainbridge 5433 Camelot Rd. Brentwood, Tennessee 37027	~~SAME~~ Bank of America 900 W. Trade Street Charlotte, NC 28255-0001

TAX MAP-PARCEL NUMBERS: 159-02-016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$404,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas Frank Bloom and Elisabeth K. Small**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William G. Bainbridge** [redacted] **and spouse, Paige F. Bainbridge** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Section Two, Camelot Acres of record in Book 3700, Page 151, Register's Office for said County.

Said Lot No. 23 fronts 134.0 feet on the southwesterly margin of Camelot Road and extends back 304.58 feet on the southwesterly line(s) and 260.0 feet on the southeasterly line to a dead line in the rear, measuring 198.6 feet thereon.

Being the same property conveyed to Thomas Frank Bloom and wife, Elisabeth K. Small by deed from Evy Kay Ritzen of record in Book 8820, page 661, said Register's Office. By Quitclaim Deed of record in Doc. No. 20040422-00545942 Register's Office for said County, subject property was conveyed to Thomas Frank Bloom and wife, Elisabeth K. Small, as equal tenants in common.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3700 Page 151, said Register's Office, which Plan shows a 75 foot minimum building setback line from Camelot Road and a 10 foot easement for public utility and drainage purposes along the rear line(s). And a 2.5 x 25 foot utility anchor easement(s) located on the northwesterly and southeasterly corners of said lot. And a 20 foot drainage easement across the southwesterly portion of said lot. Easements for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 7825, page 258 and Book 7959, page 735, said Register's Office.

This is improved property, known as: 5433 Camelot, Brentwood, Tennessee 37027

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of December, 2007.

Thomas Frank Bloom

Elisabeth K. Small

State of TENNESSEE
County of DAVIDSON

On this 17th day of December, 2007 , before me the undersigned authority, personally appeared Thomas Frank Bloom Elisabeth K. Small , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $404,000.00

Affiant

Sworn and subscribed before me this the 17th day of December, 2007

Notary Public

My Commission Expires: 11/26/08 LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.