THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 935,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2006. Notary Public MY COMMISSION EXPIRES: 6-26-09 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/27/06 14:22 2 pgs
Fees:13.00 Taxes:3459.50
20061227-0159427

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Burton Jablin	owner	MAP 116-10
211 Deer Park Circle		PARCEL 45
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Bransford Lot 21 Partners and Bransford Lot 22 Partners**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Burton Jablin**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot number 2 on the Revision Plat of Lot 22 and a portion of Lot 21 of A.M. Bransfords's Subdivision, of record as instrument 20060127-0010810, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being a portion of the same property conveyed to Bransford Lot 21 Partners by deed of record as instrument number 20051216-0151332, said Register's Office, and a portion of the same property conveyed to Bransford lot 22 Partners by deed of record as instrument number 20051216-0151335, said Register's Office.

Along with Lot number 2 being conveyed herein, the Grantors do also hereby grant and convey a permanent easement for sewer line purposes. Said easement is and shall be 20 feet in width, running along and parallel with the northerly margin of Lot number 1 of the said subdivision, beginning at the most westerly margin of lot number 2 and extending to the most westerly line of the "Sanitary Sewer Easement" as shown on the above described plat and as dedicated by instrument of record in Book 5786, page 945, said Register's Office. Said permanent easement shall run with the land and shall be binding upon the Grantors, their heirs and assigns, forever. The Grantee herein, his successors, heirs and assigns, shall have the right to construct, maintain and utilize the easement area for sanitary sewer purposes, above, upon, and below the surface of said property. This easement is granted by the Grantor and accepted by the Grantee upon the following terms and conditions: (a) during construction or maintenance of the sewer line in the easement area, no trees of a diameter of greater than twelve (12) inches will be disturbed or destroyed; (b) that in the event that the owners of Lot number 1 and Lot number 2 agree upon a replacement easement in the place of this easement, then this easement shall be abandoned at the time of execution of a replacement easement; (c) that nothing in this grant of easement shall be construed so as to allow the owner of Lot number 2 to place a permanent structure above ground on the easement area, and the only item to remain permanently on the easement area shall be the under-ground sewer line; (d) that the owner of Lot number 2 may not maintain above-ground equipment on the easement area except during construction or maintenance of the sewer line; (e) the owner of Lot number 2 will notify the owner of Lot number 1 at least 15 days prior to entry upon the property for the for construction or maintenance purposes; (f) that after construction or maintenance of the sewer line, the owner of Lot number 2 shall be required to return the surface of the easement area to the condition of the adjoining landscape; and (g) the owner of Lot number 2 agrees to abandon this easement if, prior to construction of a sewer line in the easement area, it is determined that a sewer line connection is feasible and available for connection for a dwelling on Lot number 2 along the Deer Park Circle road frontage as shown on the said plat.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is unIMPROVED property known as **211 Deer Park Circle, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the

title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 21st day of December, 2006.

Bransford Lot 21 Partners

BY: Ridley Wills III Partner
Ridley Wills, III, General Partner

Wendell Harmer Partner
Wendell Harmer, General Partner

Bransford Lot 22 Partners

BY: Ridley Wills III Partner
Ridley Wills, III General Partner

Wendell Harmer Partner
Wendell Harmer, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Ridley Wills III, Wendell Harmer with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the General Partners of, **Bransford Lot 21 Partners**, and executed this instrument for the purposes herein contained by themselves as Partners.

Witness my hand and seal this the 21st day of December, 2006.

My Commission expires 1-26-09

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Ridley Wills, III, Weldell Harmer with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the General Partners of **Bransford Lot 22 Partners**, and executed this instrument for the purposes herein contained by signed for themselves as Partners.

Witness my hand and seal this the 21st day of December, 2006.

My Commission expires 1-26-09

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN