BOX 10-A

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

THIS INDENTURE is made and entered into this 2nd day of April, 2007, by and between STEVEN B. PARKER and MELINDA W. PARKER, HUSBAND AND WIFE, hereinafter called Grantors, and GEORGE W. LIVINGSTON and JANET G. LIVINGSTON, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, STEVEN B. PARKER and MELINDA W. PARKER, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto GEORGE W. LIVINGSTON and JANET G. LIVINGSTON, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"), subject to the below-stated life estate retained by Grantor. This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1550 NEELY'S BEND RD., MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantor's duly authorized official on this the day and year first above written.

SELLER:

Steven B. Parker

STEVEN B. PARKER
Signature of Seller

Melinda W. Parker

MELINDA W. PARKER
Signature of Seller

Davidson County DEEDWARR
Recvd: 04/03/07 09:56 3 pg:
Fees:18.00 Taxes:1298.70

20070403-0039660

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, STEVEN B. PARKER and MELINDA W. PARKER, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Goodlettsville, Tennessee, **this** 2nd **day of April, 2007.**

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

GEORGE W. LIVINGSTON and JANET G. LIVINGSTON

1550 NEELY'S BEND RD.
MADISON, TN 37115

Property Address:

1550 NEELY'S BEND RD., MADISON, TN 37115

Person Responsible for Taxes:

Countrywide Home Loans

801 Cresent Centre Drive, Suite 510

Franklin, TN 37067

Map & Parcel #: MAP 62, PARCEL 77.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$351000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Michelle L. Marcum
Affiant

Sworn to and subscribed before me, a Notary Public, this 2nd day of **April, 2007.**

Kathy Snider
Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

My Commission Expires: _____

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 07-397J

EXHIBIT 'A'

Land in Davidson County, Tennessee, being part of Lot No. 7 on the Huffine Lands, not of record, described according to a survey made by W.S. Cooper, Sr., dated August 25, 1969, and being designed as Tract No. 2 on said survey, as follows:

Beginning at a point in the southwest corner of the property conveyed to Robert J. Sullivan and wife, by deed of record in Book 4209, Page 186, in Popavick northerly line; thence along his line and along McCrary's northerly line as follows: South 43 deg. 17' West 66.02 feet; thence North 88 deg. 41' West 335.55 feet to a point; thence South 72 deg. 26' West 91.60 feet to a point; thence North 71 deg. 32' West 50.1 feet to a point; thence South 75 deg. 59' West 150.25 feet to a point in Redden's easterly line; thence along his line as follows:

North 12 deg. 51' West 13 feet to a point; thence North 77 deg. 32' East 109.20 feet to a point; thence North 9 deg. 27' 40" West 347.31 feet to a point, Rittenberry's southwest corner; thence along his southerly line, North 80 deg. 32' 20" East 558.69 feet to a point in Sullivan's westerly boundary line; thence with the same South 9 deg. 27' 40" East 387.39 feet to the point of beginning.

Together with an easement 50.0 feet wide extending easterly from the herein described property to Neely's Bend Road for ingress and egress as dedicated and shown by instruments of record in Book 4325, Page 824, and Book 4335, Page 453, Register's Office for Davidson County, Tennessee.

Grantee, their heirs, successors and assigns shall be responsible for one third (1/3) of the maintenance and upkeep expenses of the easements for ingress and egress of the property of record in Deed Book 4325, Page 824 and Book 4335, Page 455, said Register's Office. This covenant shall run with the land.

BEING the same property conveyed to STEVEN B. PARKER and MELINDA W. PARKER, HUSBAND AND WIFE, by Warranty Deed from Robert L. Sylar and wife, Evelyn C. Sylar, of record in Book 7400, Page 152, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 62, PARCEL 77.00).
2. Easement for Roadway shown of record in Book 4325, page 824, Register's Office for DAVIDSON County, Tennessee.

3. Right of Way Agreement of record in Book 4335, page 453, Register's Office for DAVIDSON County, Tennessee.

4. Letter from Metropolitan Government of record in Book 4722, page 328, Register's Office for DAVIDSON County, Tennessee.

5. Easement for sanitary sewers and/or storm drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7066, page 450, Register's Office for DAVIDSON County, Tennessee.

6. Maintenance Agreement of record in Book 7400, page 154, Register's Office for DAVIDSON County, Tennessee.

7. Private Road Maintenance Agreement of record in Book 11710, Page 956, Register's Office for DAVIDSON County, Tennessee.