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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br>**FTEC File No. 26520-04-2007**<br><br>**Record & Return To:**<br>**Trustland Title and Escrow, LLC**<br>**1720 West End Avenue, Suite 400**<br>**Nashville, TN 37203** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $534,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 30th day of April, 2007.<br><br>Notary Public<br><br>My Commission Expires: |

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

# WARRANTY DEED

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| **Address New Owner:**<br>Robert K. Earls, Martha A. Irwin<br>123 Abbeywood Drive<br>Nashville, TN 37215 | **Send Tax Bills To:**<br>Bank of America<br>9000 Southside Blvd<br>Jacksonville FL 32256 | **Tax Information:**<br>Map and Parcel No.:<br>131060F028.00CO |

**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, **Lewis S. Blevins, Jr. and wife, Renee N. Blevins**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Earls, Unmarried and Martha Irwin, as joint tenants with right of survivorship,** ("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 123 Abbeywood Drive, Nashville, TN 37215

**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 April, 2007.

Lewis S. Blevins, Jr.

Renee N. Blevins

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lewis S. Blevins, Jr. and Renee N. Blevins**, 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 office, this 30th day of April, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 05/02/07 12:04 2 pgs
Fees:13.00 Taxes:1975.80

20070502-0052431

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Burton Hills Village of Abbeywood Tract 21, as of record in Plat Book 6900, page 223, amended in Book 7147, page 423, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Lewis S. Blevins and wife, Renee N. Blevins by deed dated May 29, 1998 from Lael A. Hebden III and wife, Judi C. Hebden, of record in Book 10956, page 398, Register's Office for Davidson County, Tennessee; and further to Lewis S. Blevins, Jr. and wife, Renee N. Blevins by Quitclaim Deed recorded in Instrument No. 20040813-0098415. Lewis S. Blevins and Lewis S. Blevins, Jr. are one and the same person.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 6326, page 588, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Declaration of Covenants, Conditions and Restrictions for Burton Hills Village of Abbeywood of record in Book 7146, page 193, amended in Book 9790, page 987, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, page 522, amended in Book 6691, page 593, Book 6778, page 536, made applicable in Book 7146, page 188, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
5. Charter of Incorporation of Burton Hills Receational Association, Inc. of record in Book 6517, page 511, amended in Book 6921, page 214, Register's Office for Davidson County, Tennessee.
6. Charter of Incorporation of Burton Hills Village of Abbeywood Association, Inc. of record in Book 7189, page 72, Register's Office for Davidson County, Tennessee.
7. Charter of Incorporation of Burton Hills Homeowner's Association, Inc. of record in Book 6517, page 505, amended in Book 6921, page 216, Register's Office for Davidson County, Tennessee.
8. Charter of Incorporation of Burton Hillls Estate Association, Inc. of record in Book 6665, page 1, amended in Book 6921, page 210, Register's Office for Davidson County, Tennessee.
9. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3702, page 250, Register's Office for Davidson County, Tennessee.
10. All matters appearing on the Plan of record as Book 6900, page 223, amended in Book 7147, page 423, Register's Office for Davidson County, Tennessee.
11. Agreements of record in Book 6470, page 383, Book 6655, page 47 and Book 7147, pages 411 and 416, Register's Office for Davidson County, Tennessee.
12. Assignment of water and sewer taps recorded in Book 9193, page 523, Register's Office for Davidson County, Tennessee.
13. Assignment of Developer's Rights recorded in Book 8967, page 727, Register's Office for Davidson County, Tennessee.