THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 372** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 26742-06-2007**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $325,000.00. Affiant Subscribed and sworn to before me this 28th day of June, 2007. Notary Public My Commission Expires: 5-22-10

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Gary Bettencourt, Jean Bettencourt 1011 Rosemont Terrace Smyrna TN 37167	American Brokers Conduit 538 Broadhollow Rd. Melville TN 11747	Map and Parcel No.: 129150075.00

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, **Robert K. Berkley and wife, Michele T. Munson**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gary Bettencourt and wife, Jean Bettencourt** ("Grantee"), their 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 823 Percy Warner Blvd., 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 28th day of June, 2007.

Robert K. Berkley by Michele T. Munson, Atty-~~IN~~-FACT

Robert K. Berkley
By Michele T. Munson, as his Attorney in Fact

Michele T. Munson

Davidson County DEEDWARR
Recvd: 07/02/07 13:05 2 pgs
Fees:13.00 Taxes:1202.50
20070702-0078688

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michele T. Munson**, 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 28th day of June, 2007.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF Tennessee, COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Michele T. Munson, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Robert K. Berkley as his Attorney-In-Fact, and as the free act and deed of the within named Robert K. Berkley.

Witness my hand and official seal, at office in Nashville, Tennessee, this 28st day of June, 2007.

Notary Public

My Commission Expires:_____

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Section 1 West Meade Highlands as of record in Plat Book 3700, pages 69 and 70, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Robert K. Berkley and wife, Michele T. Munson by deed dated October 19, 2000 from Charles M. Grossman and wife, Roslyn L. Grossman of record in Instrument No. 20001020-0104045, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 3700, pages 69 and 70, Register's Office for Davidson County, Tennessee.