3

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26806-07-2007** **Record & Return To:** **Robert L. Scruggs, Attorney** **2525 21st Avenue, South, 2nd Floor** **Nashville, TN 37212**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,775,000.00. Affiant Subscribed and sworn to before me this 6th day of July, 2007. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: John G. and Mary Dorrian Bettis 1101 Belle Meade Boulevard Nashville, TN 37205	**Send Tax Bills To:** Same as Owner Pm.	**Tax Information:** Map and Parcel No.: 130090167.00

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, **Fred W. Lazenby and wife, Virginia Banks Lazenby**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John G. Bettis and wife, Mary Dorrian Bettis** ("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 1101 Belle Meade Boulevard, 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 6th day of July, 2007.

Fred W. Lazenby

Virginia Banks Lazenby by Fred W. Lazenby as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid Fred W. Lazenby, 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 6th day of July, 2007.

NOTARY PUBLIC

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Fred W. Lazenby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Virginia Banks Lazenby, as her Attorney-In-Fact, as the free act and deed of the within named Virgina Banks Lazenby.

Witness my hand and official seal at Nashville, Tennessee this 6th day of July, 2007.

NOTARY PUBLIC

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 07/13/07 13:02 2 pgs
Fees:13.00 Taxes:6567.50

20070713-0083701

EXHIBIT "A"

Land in Davidson County, Tennessee, as follows:

Tract 1: Being the northerly half of Lot 4 of Block 2 on the Plan of the Highlands of Belle Meade No. 1, as of record in Book 547, page 180, Register's Office for said County.

Said part of Lot No. 4 fronts 125 feet on the westerly side of the Belle Meade Boulevard and runs back between parallel lines, with the southerly margin of Brookfield Drive 200 feet to a dead line.

Tract 2: Being the northerly one-half of the easterly one-half of Lot No. 5 of Block 2 on the Plan of Highlands of Belle Meade, as of record in Book 547, page 180, Register's Office for said County. Said part of Lot No. 5 fronts 101 feet on the southerly side of Brookfield Drive and extends back 125 feet on the east line and 127 1/2 feet on the west line and measures 100 feet in the rear.

Being the same property conveyed to Fred W. Lazenby by Warranty Deed dated March 26, 1990 from Bruce Milward Smith and wife, Louise Hagemann Smith of record in Book 8083, page 396, Register's Office for Davidson County, Tennessee. Then by Quitclaim Deed from Fred W. Lazenby dated July 5, 2007, to Fred W. Lazenby and wife, Virginia Banks Lazenby recorded simultaneous herewith. 20070713-0083699
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 547, page 180, Register's Office for Davidson County, Tennessee.