THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26871-07-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $850,000.00. Affiant Subscribed and sworn to before me this 31st day of August, 2007. Notary Public My Commission Expires:

E. E. MUDTER, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: John D. Rosdeutscher and Kimberly M. Rosdeutscher 74 Saint Mellion Nashville, TN 37215	**Send Tax Bills To:** Nashville Bank and Trust 4535 Harding Road, Suite 300 Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 158040A091.00CO

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, **Stephen Bernstein and wife, Jamie Bernstein**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John D. Rosdeutscher and wife, Kimberly M. Rosdeutscher** ("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 74 Saint Mellion, 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 31st day of August, 2007.

Stephen Bernstein

Jamie Bernstein

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Stephen Bernstein and Jamie Bernstein**, 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 31st day of August, 2007.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 09/06/07 13:18 2 pgs
Fees:13.00 Taxes:3145.00

20070906-0107094

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Revised Section Two Otterwood as of record in Plat Book 6900, pages 598 thru 602, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Stephen Bernstein and wife, Jamie Bernstein by deed dated June 16, 2003 from Raymond M. Alpert, Jr., unmarried of record in Instrument No. 20030620-0085721, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 State/City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Otterwood, of record in Book 7260, page 483, amended in Book 8762, page 199, 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. Addition To Dedication of common area to Otterwood Homeowners Association, Inc. of record in Book 8250, page 859 and Book 9700, page 529, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Otterwood Homeowners Association of record in Book 7292, page 315, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6900, pages 598 thru 602, Register's Office for Davidson County, Tennessee.
6. Easement of record in Book 7667, page 218, corrected in Book 7942, page 678, Register's Office for Davidson County, Tennessee.