THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27065-09-2007** **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 15th day of October, 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: William R. O'Bryan, Jr., Karen S. O'Bryan 911 Bowring Park Nashville, TN 37215	**Send Tax Bills To:** Synovus Mortgage Corp. 2204 Lakeshore Drive, Suite 325 Birmingham, AL 35209	**Tax Information:** Map and Parcel No.: 117130B141.00CO

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, **Gloria Napier Grant, Trustee of the Gloria Napier Grant Revocable Living Trust**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William R. O'Bryan, Jr. and wife, Karen S. O'Bryan** ("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 911 Bowring Park, 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 15th day of October, 2007.

Gloria Napier Grant, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Gloria Napier Grant, Trustee of the Gloria Napier Grant Revocable Living Trust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 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: 10/17/07 14:12 2 pgs
Fees:13.00 Taxes:3145.00

20071017-0123290

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 911 on the Plan of Abbottsford, Phase 2, Revision 1, as of record in Plat Instrument No. 20010502-0044874, as revised in Instrument No. 20020305-0027572, and corrected in Instrument No. 20020828-0104512, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Gloria Napier Grant Revocable Living Trust by Warranty Deed dated October, 2002 from Miele Homes, LLC of record in Instrument No. 20021029-0132290, Register's Office for Davidson County, Tennessee.

Together with Easement Agreement recorded as Instrument No. 20071017-0123289, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive covenants for Abbottsford contained in an instrument of record in Book 6537, page 303, 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 Abbottsford Homeowner's Association, Inc. of record in Book 8106, page 1, as amended in Book 8627, page 254, Book 9381, page 876, Book 10458, page 810, and Instrument No. 20010330-0030930, and supplemented in Instrument No. 20010502-0045152, 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 Restrictive Covenants and Reciprocal Easements dated, January 21, 1985, of record in Book 6478, page 177, as amended in Book 6530, page 242, 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. Dedication of common area to Abbottsford Homeowner's Association of record in Instrument No. 20041214-0148658, Register's Office for Davidson County, Tennessee.
6. Charter of Incorporation of Abbottsford Homeowner's Association, Inc. of record in Book 6548, page 213, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Instrument No. 20010502-0044874, as revised in Instrument No. 20020305-0027572 and corrected in Instrument No. 20020828-0104512, Register's Office for Davidson County, Tennessee.
8. All matters appearing on a Subdivision Plat of the Frank R. Leu Property, of record as Book 6250, page 418, Register's Office for Davidson County, Tennessee.
9. Easement for Waterline Easements of record in Book 1286, page 690, Book 1037, page 572, and Book 5128, page 953, Register's Office for Davidson County, Tennessee.
10. Metropolitan Ordinances BL2000-545 and BL2000-546 of record in Minute Book 61, page 295, in the Office of the Metropolitan Council of the Metropolitan Government of Nashville and Davidson County, Tennessee.
11. Easement for gas service of record in Book 7272, page 746, Register's Office for Davidson County, Tennessee.
12. Easement for underground utility of record in Book 8643, page 272, Register's Office for Davidson County, Tennessee.
13. Storm water detention agreement of record in Book 6555, page 328 and Instrument No. 20010425-0040838, Register's Office for Davidson County, Tennessee.