THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 27012-09-2007** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00. Affiant Subscribed and sworn to before me this 25th day of October, 2007. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: S. & W. Partners 900 Division Street Nashville, TN 37203	**Send Tax Bills To:** New Owners	**Tax Information:** Map and Parcel No.:09314057200

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 R. Titley**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **S & W Partners**, a Tennessee general partnership ("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 900 Division Street, Nashville, TN

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 25th day of October, 2007.

Robert R. Titley

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert R. Titley**, 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 for the purposes therein contained.

Witness my hand, at office, this 25th day of October, 2007.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 10/30/07 13:38 2 pgs
Fees:13.00 Taxes:4070.00

20071030-0128013

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section Sixty-Eight, Edgehill Estates, as of record in Plat Book 4595, page 156, 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 R. Titley by deed dated October 31, 1995 from Walter L. Timmons, Jr. of record in Book 9844, page 484, 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 contained in an instrument of record in Book 4736, page 57, 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. Charter of Incorporation of Edgehill Estates Homeowners Association, Inc. of record in Book 7526, page 624, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 4595, page 156, Register's Office for Davidson County, Tennessee.
5. Easement for utilities of record in Book 4659, page 7, Register's Office for Davidson County, Tennessee.