THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27664-04-2008** **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: $1,950,000.00. Affiant Subscribed and sworn to before me this 28th day of May, 2008. Notary Public My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV 7 2011

WARRANTY DEED

Address New Owner: Gregory L. Burns 3 Buckland Abbey Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130120A049.00CO

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, **Martin Bennett and wife, Linda Bennett,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gregory L. Burns, Married,** ("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 3 Buckland Abbey, 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 28th day of May, 2008.

Martin Bennett

Linda Bennett

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Martin Bennett and Linda Bennett**, 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 May, 2008.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

Davidson County DEEDWARR
Recvd: 05/30/08 14:38 2 pgs
Fees:13.00 Taxes:7215.00

20080530-0055298

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Northumberland, as of record in Plat Book 6250, pages 128 and 129, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Martin Bennett and wife, Linda Bennett by Deed dated 8/28/2003 from James C. Stroud and wife, Laura Putty Stroud of record in Instrument No. 20030903-0127988, Register's Office for Davidson County, Tennessee. The said Martin Bennett is also known as Martin P. Bennett and Linda Bennett is also known as Linda L. Bennett.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Northumberland of record in Book 6377, page 18, re-recorded in Book 6545, page 799, amended in Book 8990, page 50, Book 11298, page 935 and Instrument No. 20010629-0068967, 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. By-Laws of Northumberland Homeowners Association, of record in Book 6377, page 33, re-recorded in Book 6545, page 815, amended in Book 7663, page 468 and Book 8919, page 45, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Northumberland Homeowner's Association, Inc. of record in Book 6493, page 884, amended in Book 7545, page 405, and Book 7841, page 73, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6434, page 786, Book 6548, page 98 and Book 6581, pages 77 and 80, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6250, pages 128 and 129, Register's Office for Davidson County, Tennessee.
7. Easement to Nashville Electric Service of record in Book 2296, page 303, Register's Office for Davidson County, Tennessee.
8. Easement for boundary fence of record in Book 7099, page 84, Register's Office for Davidson County, Tennessee.
9. Easement for wall encroachment of record in Book 8757, page 299, as amended in Instrument No. 20020502-0054306, Register's Office for Davidson County, Tennessee.
10. Surveyor's certificate of correction of record in Book 6386, page 194, Register's Office for Davidson County, Tennessee.