THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27654-04-2008** **Record & Return To:** **Perrone and Young** **109 Westpark Drive, Suite 330** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $206,000.00. Affiant Subscribed and sworn to before me this 23rd day of May, 2008. Notary Public My Commission Expires:

GEORGE E. MUDTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: G. Ryan Compton Heidi S. Compton 429 Belle Pointe Drive Nashville, TN 37221	**Send Tax Bills To:** Suntrust Mortgage, Inc. 901 Semmes Ave. Richmond, VA 23224	**Tax Information:** Map and Parcel No.: 142100B015.00CO

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, **Rita D. Sturdivant, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **G. Ryan Compton and wife, Heidi S. Compton** ("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 429 Belle Pointe Drive, Nashville, TN 37221

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 23rd day of May, 2008.

Rita D. Sturdivant by Susanne Bass Young as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Susanne Bass Young, 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 on behalf of Rita D. Sturdivant as her Attorney-In-Fact, as the free act and deed of the within named Rita D. Sturdivant.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of May, 2008.

NOTARY PUBLIC

GEORGE E. MUDTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 06/02/08 11:50 2 pg
Fees:13.00 Taxes:762.20

20080602-0055733

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Resubdivision Lots 13, 14 and 15, Belle Pointe, Phase 1, as of record in Plat Book 8250, page 95, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Rita D. Sturdivant by Warranty Deed dated August 28, 2003 from Jerrell Raymond Voorhees, Jr. and wife, Kay Townsend Hereford-Voorhees of record in Instrument No. 20030902-0126442, Register's Office for Davidson County, Tennessee.

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 By-Laws and Restrictions for Belle Pointe, of record in Book 6689, page 772, amended in Book 6702, page 409, Book 6774, page 774, Book 6819, page 164, Book 6862, page 292 and Book 6959, page 766, 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 Belle Pointe Homeowners Association, of record and amended in Book 7409, page 224, Book 7851, page 215, Book 9319, page 443, and Instrument No. 20020130-0013252, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Belle Pointe Homeowners Association of record in Book 6774, page 776, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Belle Pointe Homeowners Association of record in Book 6762, page 261 and amended in Book 8016, page 858, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 8250, page 95, Register's Office for Davidson County, Tennessee.
7. Easement for sewer purposes of record in Book 4613, page 509, Register's Office for Davidson County, Tennessee.