BOX 10-A

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 06/09/08 11:26 2 pg
Fees:13.00 Taxes:580.90
20080609-0058940

WARRANTY DEED

THIS INDENTURE is made and entered into this 6th day of June, 2008 by and between **Brandon S. Meacham and Brandi O. Meacham**, hereinafter referred to as GRANTOR, and **Leon D. Hatch, III, unmarried**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Unit 77 on the Plan of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This Conveyance is Subject to the Following:
1) Declaration of Restrictive Covenants of record in Instrument No. 20030205-0016044, First Amendment of record in Instrument No. 20030303-0027396 and First Supplemental Declaration of record in Instrument No. 20030806-0111893, Register's office for said County.
2) HOA Charter of record in Instrument No. 20030218-0020998, Register's Office for said County
3) By-Laws of record in Instrument No. 20030218-0020999, Register's Office for said County
4) Conveyance of Open Space of record in Instrument No. 20030303-0027395 and Instrument No. 20030806-0111892, Register's Office for said County
5) Stormwater Detention Agreement of record in Instrument No. 20021217-01555374, Register's office for said County
6) Private Drive Ingress & Egress Easement of record in Plat No. 20030213-0019999, Register's Office for said County

Being the same property conveyed to Brandon S. Meacham and Brandi O. Meacham by Warranty Deed from Beazer Homes Corporation and dba Phillips Builders dated April 26, 2004 and recorded April 29, 2004 of record in Instrument No. 20040429-0048652, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **3277 Harpeth Springs Drive, Nashville, TN 37221**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Brandon S. Meacham

Brandi O. Meacham

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Brandon S. Meacham and Brandi O. Meacham, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 6th day of June, 2008.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Leon D. Hatch, III
3277 Harpeth Springs Drive, Nashville, Tn 37221

Send Tax Statements to:
Bank of America
9000 Southside Boulevard
~~Suite 600, FL9-600-02-70~~
Jacksonville, FL 32256

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Map & Parcel 141.06-OD-077.0--CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $157,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 6th day of June, 2008.

Notary Public

My Commission Expires: _____

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

28-1-166