THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~: Williamson
HARRIS TITLE & ESCROW, LLC **40 Burton Hills Boulevard** **Suite 150** **Nashville, Tennessee 37215** **615.665.9766** **File #0805081** **Record and Return to:** **Consumer Trust Title & Escrow** **219 Ward Circle, Suite 5** **Brentwood, TN 37027**	The actual consideration or value, whichever is greater, for this transfer is: $1,130,000.00. Affiant Subscribed and sworn to before me this 30th day of June, 2008. Notary Public My commission expires: JOEY SANDERS STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXPIRES: 12/06/2010 COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Donald K. Jenny Phyllis P. Jenny 809 Foster Hill Nashville, TN 37215	Pinnacle National Bank 211 Commerce St., Ste 300 Nashville, TN 37201	MAP 117-13-B PARCEL 172.00CO

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Elaine C. McWilliams**, married, (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to **Donald K. Jenny** and wife, **Phyllis P. Jenny**, (the "Grantees"), Grantees' successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 809 on the Final Plat of Abbottsford Phase 2, Revision 1, of record in Instrument 200105020044874, revised in Instrument 200203050027572, corrected in Instrument 200208280104512, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Elaine C. McWilliams by deed from Ole South Development, LLC, a Tennessee limited liability company of record in Instrument 20041015-0124494, said Register's Office, dated October 13, 2004.

This conveyance is made subject to:

1. Taxes for 2008, which have been prorated and assumed by the Grantees.
2. All matters shown on the Plan of record in Instrument 200105020044874, revised in Instrument 200203050027572, corrected in Instrument 200208280104512, Register's Office for Davidson County, Tennessee.
3. Restrictive covenants for Abbottsford contained in Book 6537, page 303, amended in Book 6576, page 509, and Book 6578, page 302, said Register's Office.
4. Declaration of Covenants, Conditions and Restrictions of record in Book 8106, page 1, amended in Book 8627, page 254, Book 9381, page 876, Book 10458, page 810, and Instrument 200103300030930, supplemented in Instrument 200105020045152 and re-recorded in Instrument 200105140049648, said Register's Office.
5. Declaration of Restrictive Covenants and Reciprocal Easements dated January 21, 1985, in Book 6478, page 177, amended in Book 6530, page 242, said Register's Office.
6. Dedication of common area to Abbottsford Homeowners Association in Instrument 200412140148658, said Register's Office.
7. Charter of Incorporation of Abbottsford Homeowners Assn. in Book 6548, page 213, said Register's Office.
8. A subdivision Plat of the Frank R. Leu Property in Book 6250, page 418, said Register's Office.
9. Easement for water line easements in Book 1286, page 690, Book 1037, page 572 and Book 5128, page 953, said Register's Office.
10. Metropolitan Ordinances BL2000-545 and B12000-546 of record in Minute Book 61, page 295, in the Office of the Metropolitan Council of the Metropolitan Government at Nashville and Davidson County, Tennessee.
11. Easement for gas service of record in Book 7272, page 746, said Register's Office.
12. Easement for underground utility of record in Book 8643, page 272, said Register's Office.
13. Storm water detention agreement in Book 6555, page 328 and Instrument 200104250040838, said Register's Office.

This is improved property known as: 809 Foster Hill, Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 07/01/08 13:35 2 pgs
Fees:13.00 Taxes:4181.00
20080701-0067809

Scott D. McWilliams, husband of Elaine C. McWilliams, joins in the execution of this deed to convey any interest, marital or otherwise, he may have in this property.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantees and Grantees' successors, heirs and assigns, forever. **GRANTOR COVENANTS** that she is lawfully seized of said land in fee simple, has a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTOR FURTHER COVENANTS** and binds herself and her successors, heirs, and assigns to warrant and forever defend the title to said land to Grantees and Grantees' successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 30th day of June, 2008.

Elaine C. McWilliams

Scott D. McWilliams

STATE OF TENNESSEE

COUNTY OF ~~TENNESSEE~~ Davidson

Before me, the undersigned Notary Public, personally appeared Elaine C. McWilliams and Scott D. McWilliams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 30th day of June, 2008.

Notary Public

My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009