WARRANTY DEED

Prepared by & Return to:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd., #2110
Hendersonville, TN 37075

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,000.00.

Affiant

Subscribed and sworn to me on June 16, 2008.

NOTARY PUBLIC

My Commission Expires: 3/21/2010

STATE OF TENNESSEE NOTARY PUBLIC Sheila McCord Sumner County, TN

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23252SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL
Derek M. Pace Sandra I. Pace 410 Brook Hollow Road Nashville, TN 37205	New Owners 6218 Vosswood Dr. Nashville, TN 37205	115-15-47

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Edwin S. Hatcher and wife, Ann G. Hatcher, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Derek M. Pace and wife, Sandra I. Pace, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 123, on the Plan of West Meade Farms, Section "F", as of record in Plat Book 1835, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Edwin S. Hatcher and wife, Ann G. Hatcher, by Warranty Deed from Thomas Joseph Carr, Jr., married, of record as Instrument No. 20030808-0113241, and corrected by Scrivener's Affidavit of record as Instrument No. 20080610-0059781, Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2008 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
> 2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
> 3. Matters shown on plan of record in Book 1835, page 71, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 410 Brook Hollow Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and

Davidson County DEEDWARR
Recvd: 07/18/08 14:51 2 pgs
Fees:13.00 Taxes:1295.00
20080718-0074049

GRANTORS does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on June 16, 2008.

Edwin S. Hatcher

Ann G. Hatcher

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 16, 2008, before me personally appeared Edwin S. Hatcher and Ann G. Hatcher to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 16, 2008.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE