This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Sterling Ambrose
601 Lynnwood Blvd
Nashville, Tennessee 37205

SEND TAX BILL TO:
Owner

MORTGAGEE:
c/o John L. Ambrose
1707 Green Hills Dr.
Nashville, Tennessee 37215

MAP 130-3
GROUP
PARCEL 41

Davidson County DEEDWARR
Recvd: 07/24/08 14:17 2 pgs
Fees:13.00 Taxes:3237.50
20080724-0076035

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum 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, **(a) John Loftin Ambrose, III, Trustee of the Mary Lucile Robertson Ambrose Trust which is invested with title as beneficiary of the Will of Mary Lucile Robertson Ambrose and (b) John Loftin Ambrose, III, Executor of the Will of Mary Lucile Robertson Ambrose, who joins in the conveyance and acknowledgment,** hereinafter called the GRANTOR, have bargained and sold, and by these presents, do hereby transfer and convey unto **Sterling Ambrose and wife, Beth E. Ambrose**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 9, 10 and 11 of Block 10 on the Plan of John Calhoun's Re-Subdivision of a part of Royal Oaks Subdivision, of record in Plat Book 547, page 167, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John L. Ambrose Jr. and wife, Mary Robertson Ambrose of record in Book 3284, page 521, Register's Office for Davidson County, Tennessee. John L. Ambrose Jr. Having predeceased Mary Robertson Ambrose, property vests in Mary Robertson Ambrose by virtue of tenants by the entirety. Pursuant to the Will of Mary Lucile Robertson Ambrose the property was invested in John Loftin Ambrose, III, Trustee of the Mary Lucile Robertson Ambrose of record in the Probate Office in the Seventh Circuit Court as Docket No. 08P-429

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **601 Lynnwood Blvd, Nashville, Tennessee 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, GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have 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, and 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 this the 16 day of July, 2008.

John Loftin Ambrose III Executor

John Loftin Ambrose, III, Executor under the Will of Mary Lucile Robertson Ambrose

John Loftin Ambrose III Executor

John Loftin Ambrose, III, Trustee of the Mary Lucile Robertson Ambrose Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John Loftin Ambrose, III, Executor under the Will of Mary Lucile Robertson Ambrose and John Loftin Ambrose, III, Trustee of the Mary Lucile Robertson Ambrose Trust**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 16th day of July, 2008.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $875,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of July, 2008.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009