| THIS INSTRUMENT PREPARED BY:<br>**Mudter Morgan, Patterson & Akins**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br>**FTEC File No. 27932-07-2008**<br><br>**Record & Return To:**<br>**First Title and Escrow Company, Inc.**<br>**File Box 9B** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $3,175,000.00.<br>Affiant<br>Subscribed and sworn to before me this 28th day of July, 2008.<br>Notary Public<br>My Commission Expires: 11-14-09 |
|---|---|

# WARRANTY DEED

| **Address New Owner:**<br>Gregory S. Perrone, Trustee<br>109 Westpark Dr., Suite 330<br>Brentwood, TN 37027 | **Send Tax Bills To:**<br>New Owners | **Tax Information:**<br>Map and Parcel No.:<br>130100118.00 |
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**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, **Kathy Welch Rolfe, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gregory S. Perrone, Trustee, with full power to sell, transfer, convey, mortgage or otherwise encumber without the joinder of any beneficiary,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Robert O. Rolfe, spouse of Kathy Welch Rolfe, hereby joins in the execution of this instrument to convey any and all marital interest he may have in the subject property.

This is improved property located at 4424 Georgian Place, Nashville, TN 37215

**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 28th day of July, 2008.

Kathy Welch Rolfe

Robert O. Rolfe

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kathy Welch Rolfe and Robert O. Rolfe**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2008.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 08/01/08 14:59 2 pgs
Fees:13.00 Taxes:11747.50

20080801-0079482

# EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

A reserved parcel as shown on the Plan of Belle Meade, Block 3, Section 10, of record in Book 3300, pages 41 and 42, Register's Office for said County, and a part of Block "D", on the Map of Belle Meade Subdivision No. 2, of record in Book 421, page 51, said Register's Office, more particularly described according to a survey by Donald R. Carver, dated August 22, 1988 as follows:

Beginning at a concrete monument on the north margin of Georgian Place, being the southwest corner of Lot No. 14, Belle Meade, Block 3, Section 10, as of record in Book 3300, page 42, Register's Office for said County; thence with the west line of said Lot No. 14, North 2 deg. 7 min. West 323.50 feet more or less to center line of Richland Creek; thence with the meanders of the center line of said Richland Creek in a westerly direction North 88 deg. 36 min. 15 sec. West 208.93 feet to a point and North 72 deg. 55 min. 19 sec. West 124.83 feet to the eastern property line of the Alyne Q. Massey property; thence with the eastern line of said property South 27 deg. 31 min. West 20 feet more or less to an iron pin, thence, South 18 deg. 39 min. West 155 feet; thence South 47 deg. 6 min. East 158 feet to a point in the cul de sac of Georgian Place; thence in a southeasterly direction around said cul de sac with a 50 foot radius, 60 deg. angle 52.36 feet, thence in a southeasterly direction along a reverse curve with a 336.51 radius 43 deg. 20 min. angle a distance of 254.51 feet along the northerly margin of Georgian Place to the beginning and containing 2.3275 acres more or less.

Being the same property conveyed to Kathy Welch Rolfe, married by Quitclaim deed dated November 1, 2000 from John O. Clayton, Jr., Trustee, with full power of record in Instrument No. 20001102-0108802, 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. All matters appearing on the Plan of record as Book 3300, pages 41 and 42, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 421, page 51, Register's Office for Davidson County, Tennessee.