BOX 10-A

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of August, 2008.

Notary Public:

My Commission Expires:

ALISON L. RUTLEDGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires May 23 2009

Davidson County DEEDWARR
Recvd: 08/21/08 11:00 2 pgs
Fees:13.00 Taxes:814.00
20080821-0085968

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Eric V. Martino and Katherine E. Martino 8269 Boone Trace Nashville, TN 37221	New Owner	126150B19500CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Robert C. Poirier and wife, Marcelline Poirier**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Eric V. Martino and wife, Katherine E. Martino**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 26 on the Plan of Section Two, Lexington Point of record as Instrument No. 20010515-0049954, 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 Robert C. Poirier and wife, Marcelline Poirier, by Warranty Deed from NVR, INC., A VIRGINIA CORPORATION,TRADING AS FOX RIDGE HOMES, dated June 10, 2002, recorded June 12, 2002, in Instrument Number 20020612-0071468, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2008 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Instrument Number 20010515-0049954, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Instrument Number 200001018-0103445, Instrument Number 20010522-0052909, Instrument Number 20020219-0021061 and Instrument Number 20020214-0019754, Register's Office for Davidson County, Tennessee.

This property is a part of a Planned Unit Development, subject to rights of others in and to common areas/elements, subject to lien for special assessment contained in DCCR's/Master Deed.

All Matters of Record set forth in the instrument recorded in Chancery Book 1, Page 121, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement set forth in the instrument recorded in Instrument Number 20020729-0090372, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Instrument Number 20001020-0104424, Register's Office for Davidson County, Tennessee.

Easement for Ingress and Egress set forth in the instrument recorded in Book 11669, Page 837, Register's Office for Davidson County, Tennessee.

TVA Line easement set forth in the instrument recorded in Book 4230, Page 987, Book 4205, Page 184, Book 4226, Page 715 and Book 4257, Page 647, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 8269 Boone Trace, Nashville, TN 37221

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 20th day of August, 2008.

Robert C. Poirier

Marcelline Poirier by Robert C. Poirier her Atty-in-Fact

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Robert C. Poirier**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of August, 2008.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Robert C. Poirier in his capacity as attorney in fact for Marcelline Poirier**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of August, 2008.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075