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This Instrument Was Prepared By:
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511 Union Street
Nashville, Tennessee 37219-1778

Davidson County DEEDWARR
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20080908-0091506

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	MAP/PARCEL
Bruce H. Ramsden and Amy A. Ramsden **115 Kenner Avenue** **Nashville, Tennessee 37205**	**Same**	**Map and Parcel:** **116-03-0-089**

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Chartwell Properties, LLC** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Bruce H. Ramsden and wife, Amy A. Ramsden** (the "Grantees"), their heirs, successors and assigns, a certain tract or parcel of land situated within the Davidson County, Tennessee, and being more particularly described as follows.

> Land in Davidson County, Tennessee, being Lot 5, as shown on the Final Plat of Manning at Belle Meade, 1st Revision of record at Instrument No. 20080107-0001740, Register's Office for Davidson County, Tennessee, revising and superseding Final Plat of Manning at Belle Meade, of record in Instrument No. 200710240125600, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being a part of the same property conveyed to Chartwell Properties, LLC by deed of record in Instrument No. 20060921-0117413, Register's Office for Davidson County, Tennessee.

This is improved property, known as 115 Kenner Avenue, Nashville, Tennessee 37205. 115 Kenner Avenue, Nashville, TN 37025 and 115 Kenner Avenue A, Nashville, TN 37205 are one and the same property.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, Grantees' heirs, successors and assigns forever. Grantor does hereby release and relinquish unto Grantees, Grantees' heirs, successors and assigns forever, all of its right, title and interest in and to said property, and does hereby covenant to and with Grantees, their heirs, successors and assigns, to defend the title to the property herein conveyed against all persons lawfully claiming the same subject to all matters of

public record. 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.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed this 3rd day of September, 2008.

Chartwell Properties, LLC

By: _____
Richard L. Rhea, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard L. Rhea, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Chartwell Properties, LLC, the within named bargainor, a Tennessee limited liability company and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as such Chief Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this 3rd day of September, 2008.

(SEAL) JACK F. STRINGHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

_____
Notary Public

My commission expires: 5/22/2010

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $ 505,000.00 .

_____
Affiant

Subscribed and sworn to before me,
this 4th day of September, 2008.

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 9-19-09