Davidson County DEEDWARR
Recvd: 09/30/08 15:06 4 pgs
Fees:23.00 Taxes:6290.00

20080930-0099264

B0x44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,700,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of September, 2008.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

Address New Owner As Follows: Timothy L. Unger and Gaylon M. Lawrence, Jr.
132 Ensworth Avenue
Nashville, TN 37205

Send Tax Bills To: SAME

Map-Parcel Number: 103-16-0-02400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TENNESSEE BANK & TRUST, A DIVISION OF FARMERS BANK & TRUST COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **TIMOTHY L. UNGER AND GAYLON**

M. LAWRENCE, JR., hereinafter called the Grantees, their heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described on the attached Exhibit A, attached hereto and incorporated herein by reference.

This conveyance is made subject to 2008 taxes, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 132 Ensworth Avenue, 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 it covenants with the said Grantees that it is 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 further covenants and binds itselve, its successors 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 person whomsoever.

WITNESS my hand this 24th day of September, 2008.

TENNESSEE BANK & TRUST, a division of
Farmers Bank & Trust Company

By: _____
Timothy J. Barnhill, President
Williamson County Market

355842.1/200736

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TIMOTHY J. BARNHILL,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **President/William County Market** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 24th day of September, 2008.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires [illegible] 2011

355842.1/200736

EXHIBIT A

THREE TRACTS OF LAND IN THE SEVENTH (7TH) CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING MORE FULLY DESCRIBED AS FOLLOWS:

TRACT NO. 1 BEING THAT CERTAIN 936/1000 ACRE TRACT ON THE PLAT OF THE WEST PART OF THE LAND FORMERLY OWNED BY THE SOCIETY OF JESUS, OF RECORD IN PLAT BOOK 547, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING A PART OF THE TRACT OF 56.8 ACRES OF LAND CONVEYED TO LILLIAN B. CROCKETT BY DEED OF RECORD IN BOOK 577, PAGE 51, SAID REGISTER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS
BEGINNING AT A POINT IN THE CENTER OF ENSWORTH AVENUE, BEING THE SOUTHWEST CORNER OF THE PROPERTY PURCHASED BY LOUISE MCCLURE TINSLEY FROM ROBERT VAUGHN, CLERK AND MASTER, BY DEED OF RECORD IN BOOK 342, PAGE 598, SAID REGISTER'S OFFICE (LATER THE PROPERTY OF THE UNIVERSITY OF NASHVILLE, MBA), IT BEING ALSO THE NORTHWEST CORNER OF THE TRACT PURCHASED BY LILLIAN B. CROCKETT FROM THE CATHOLIC SOCIETY OF RELIGIOUS AND LITERARY EDUCATION, BY DEED OF RECORD IN BOOK 577, PAGE 51, SAID REGISTER'S OFFICE, SAID POINT BEING 842 FEET SOUTH 1-1/2 DEGREES WEST FROM THE INTERSECTION OF THE CENTER OF ENSWORTH AVENUE WITH THE CENTER OF HARDING ROAD; THENCE WITH THE SOUTHERLY MARGIN OF SAID UNIVERSITY OF NASHVILLE PROPERTY SOUTH 87 DEGREES EAST 433 FEET TO THE WESTERLY MARGIN OF A 40-FOOT STREET; THENCE WITH THE WESTERLY MARGIN OF SAID STREET SOUTH 1-1/2 DEGREES WEST 100 FEET; THENCE NORTH 87 DEGREES WEST 433 FEET TO A POINT IN THE CENTER OF ENSWORTH AVENUE. THENCE WITH THE CENTER OF ENSWORTH NORTH 1-1/2 DEGREES EAST 100 FEET TO THE BEGINNING.

TRACT NO 2: BEGINNING AT A POINT IN THE CENTER OF ENSWORTH AVENUE, SAID POINT BEING THE SOUTHWEST CORNER OF THE TRACT OF LAND PURCHASED BY THE UNIVERSITY OF NASHVILLE FROM LOUISE MCCLURE TINSLEY AND HUSBAND, BY DEED OF RECORD IN BOOK 448, PAGE 540, SAID REGISTER'S OFFICE, AND SAID POINT BEING ALSO THE NORTHWEST CORNER OF THE TRACT OF LAND KNOWN AS THE JESUIT PROPERTY; RUNNING THENCE WITH A NORTHEAST BOUNDARY OF SAID JESUIT PROPERTY SOUTH 87 DEGREES EAST 433 FEET TO A POINT IN THE WESTERLY MARGIN OF A 40-FOOT STREET; THENCE WITH THE WESTERLY MARGIN OF SAID STREET NORTH 1-1/4 DEGREES EAST 55 FEET TO A POINT, BEING THE SOUTHEAST CORNER OF A TRACT OF LAND SOLD BY THE UNIVERSITY OF NASHVILLE TO E.E. MURREY; THENCE WITH THE SOUTH BOUNDARY OF SAID LAND SOLD TO E.E. MURREY NORTH 87 DEGREES WEST 433 FEET TO A POINT IN THE CENTER OF ENSWORTH AVENUE; THENCE ALONG THE CENTER OF ENSWORTH AVENUE SOUTH 1-1/2 DEGREES WEST 55 FEET TO THE POINT OF BEGINNING.

TRACT NO. 3: BEING PART OF TRACT OF 1.405 ACRES ON THE PLAT OF THE WEST PART OF THE LAND FORMERLY OWNED BY THE SOCIETY OF JESUS, OF RECORD IN BOOK 547, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED MORE PARTICULARLY AS FOLLOWS BEGINNING AT A POINT IN THE CENTER OF ENSWORTH AVENUE AT THE SOUTHWEST CORNER OF A LOT CONVEYED BY FIRST SAVINGS BANK & TRUST COMPANY, TRUSTEE, TO F.M. BASS BY DEED RECORDED IN BOOK 613, PAGE 497, SAID REGISTER'S OFFICE; THENCE SOUTHERLY WITH THE CENTER OF SAID ENSWORTH AVENUE 20 FEET; THENCE EAST AND PARALLEL WITH SAID BASS' SOUTH LINE 433 FEET TO THE WEST MARGIN OF A 40-FOOT STREET; THENCE WITH THE WEST MARGIN OF SAID STREET NORTH 20 FEET TO SAID BASS' SOUTHEAST CORNER; THENCE WITH SAID BASS' SOUTH LINE WESTERLY 433 FEET TO THE BEGINNING.

Being the same property conveyed to Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, by Substitue Trustee's Deed dated February 29, 2008, of record at Instrument No. 20080229-0020222, Register's Office for Davidson County, Tennessee.