Davidson County DEEDWARR
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This Document Prepared by:

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1032 Tyne Blvd.
Nashville, TN 37220

ADDRESS OF NEW OWNER

RICHARD D. APPLE
RACHEL P. APPLE &
PATRICK H. J. PRICE
1724 GREEN HILLS DRIVE
NASHVILLE, TN 37215

SEND TAX BILL TO:

SAME

MAP-PARCEL NUMBERS: 131-3-093.00 & 131-3-079.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration,

We, ROB ALLEN MORTENSEN AND wife LISA GRACE MORTENSEN hereinafter called the Grantors, have bargained and sold and do hereby transfer and convey unto RICHARD D. APPLE, RACHEL P. APPLE and PATRICK H. J. PRICE hereinafter called the Grantees, their heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in and ownership of the following described parcel of land, to-wit:

Situated within the corporate city limits of Metropolitan Nashville and Davidson County, Tennessee, and more particularly described as follows:

TRACT I:
Land in Davidson County, Tennessee, being lot No. 20 on the Plan of Green Hills Resubdivision No.2, of record in Book 547, Page 139, Register's Office for Davidson County, Tennessee.
Said Lot No. 20 fronts 75 feet on the westerly margin of Green Hills Avenue and extends back between parallel lines 150 feet to a dead line.

TRACT II:
Land in Davidson County, TN, being the easterly 50 feet of Lot No. 20 on the Plan of Birdhaven of record in Book 1130, Page 30, said Register's Office.

Beginning at a point on the dividing line between Lots 19 and 20 on said plan 150 feet east of the easterly margin of Oriole Place, the same being the northeast corner of the property conveyed to Lawrence K. Benson and wife, of record Book 4076, Page 586, said Register's Office; thence with said dividing line, eastwardly 50 feet thence southwardly 75 feet to the corner of Lots Nos. 20 and 21; thence with the line between said lots westwardly 50 feet to the southeasterly corner of the above referenced Benson property; thence with the easterly line of said Benson's property northwardly 75 feet to the point of beginning.

Together with an easement for walkway purposes with full rights of ingress and egress across the westerly 3 feet of the southerly 12 ½ feet of Lot No. 20 on the Plan of Green Hills Subdivision No. 2 of record in Book 547, Page 139, said Register's Office.

Being the same property conveyed to Rob Allen Mortensen and wife, Lisa Grace Mortensen by deed from Richard Aspinwall and wife Heidi Aspinwall of record at Deed Book 2006.0213, Page 001.7432, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2007 and subsequent years, easements, and restrictions of record if any.

This is improved property known as 1724 Green Hills Drive, Nashville, TN 37215. And this is unimproved property known as 1726 Green Hills Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said parcels of land, together with all improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEES, their heirs and assigns, in fee simple, forever. IT BEING INTENDED TO CONVEY TO EACH GRANTEE an undivided one-third interest in the above-described property.

AND WE DO COVENANT with the said GRANTEES that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, EXCEPT restrictions and limitations of record, and all visible easements.

AND WE DO FURTHER COVENANT AND BIND ourselves, our successors, heirs and legal representatives, to warrant and forever defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, the GRANTORS have caused their names to be signed hereto on this 15TH day of December, 2007.

ROB ALLEN MORTENSEN

LISA GRACE MORTENSEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named ROB ALLEN MORTENSEN & LISA GRACE MORTENSEN whose names are signed to the foregoing conveyance, and who are known to me, and who acknowledge before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

WITNESS my hand and official seal on this the 15th day of December, 2007.

NOTARY PUBLIC

JEAN M. STARKEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: JULY 25, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $750,000.00

AFFIANT

SUBSCRIBED and sworn to before me this 15th day of December, 2007.

NOTARY PUBLIC

JEAN M. STARKEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission expires: JULY 25, 2009