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|---|---|
| **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. 28171-11-2008**<br><br>**Record & Return To:**<br><br>File Box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $3,900,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 19th day of December, 2008.<br><br>Notary Public<br><br>My Commission Expires: |

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>B. Edward Ewing<br>1206 Belle Meade Boulevard<br>Nashville, TN 37205 | **Send Tax Bills To:**<br>NEW OWNER | **Tax Information:**<br>Map and Parcel No.:<br>13013002900 |

**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, **David A. Perdue and wife, Bonnie Perdue**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **B. Edward Ewing and wife, Linda Gail Ewing** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1206 Belle Meade Boulevard, Nashville, TN 37205

**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 19th day of December, 2008.

David A. Perdue

Bonnie Perdue

Davidson County DEEDWARR
Recvd: 12/23/08 13:49 2 pg
Fees:13.00 Taxes:14430.00
20081223-0122412

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David A. Perdue and Bonnie Perdue**, 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 19th day of December, 2008.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Revised B. E. Woodard's Warner Park Subdivision as of record in Plat Book 1130, page 87, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to David A. Perdue and wife, Bonnie Perdue by deed dated June 2, 2003 from Norma Crow, an unmarried person, of record in Instrument No. 20030606-0078618, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 1130, page 87, Register's Office for Davidson County, Tennessee.
3. Easement for water rights of record in Book 716, pages 298 and 303, Register's Office for Davidson County, Tennessee.