THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 28209-12-2008** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $120,000.00. ROCHELLE CENTER Affiant Subscribed and sworn to before me this 30th day of December, 2008. Notary Public My Commission Expires: My Commission Expires MAY 8, 2012

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

WARRANTY DEED

Address New Owner: Rochelle Center, a non-profit corporation 1020 Southside Court Nashville, TN 37203	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 176050A14000CO

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, **Joseph H. Torrence**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rochelle Center, a non-profit corporation** ("Grantee"), its 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 6244 Rocky Top Drive, Antioch, TN 37013. This is not now nor has it ever been the residence of the Grantor.

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 30th day of December, 2008.

Joseph H. Torrence

Davidson County DEEDWARR
Recvd: 12/31/08 10:53 2 pgs
Fees:13.00 Taxes:444.00
20081231-0123941

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Joseph H. Torrence**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th 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. 250 on the Plan of Hickory Woods Estates, Section "C" of record in Plat Book 6900, pages 885-887, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph H. Torrence, by quitclaim deed from All Points Properties, LLC, a Tennessee limited liability company, recorded as Instrument No. 20081204-0117574, Register's Office for Davidson County, Tennessee. Said quitclaim deed corrected in quitclaim deed of record as Instrument No. 20081231-0123940, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. 2008 City/County Taxes which have been paid by the Grantor and prorated by the parties.
3. State and County taxes for the year 2007, PAID. Map and Parcel No. 176050A14000CO.
4. Declaration of Covenants, Conditions By-Laws and Restrictions for Hickory Woods, of record in Book 9678, page 187, amended in Boook 9764, page 44, Book 11180, page 802, Instrument No. 20010614-0062709, Instrument No. 20010614-0062710, Instrument No. 20011015-0111957 and in Instrument No. 20031010-0150800 and in Instrument No. 20001207-0120450, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
5. By-Laws of Hickory Woods Homeowners Association, of record in Book 7932, page 648, Register's Office for Davidson County, Tennessee.
6. Dedication of common area to Hickory Woods Estates Homeowners Association of record in Book 9786, page 923, Register's Office for Davidson County, Tennessee.
7. Charter of Incorporation of Hickory Woods Homeowners Association of record in Book 7857, page 87, re-recorded in Book 7876, page 67, Register's Office for Davidson County, Tennessee.
8. Charter of Incorporation of Hickory Woods Estates Homeowners Association of record in Book 9680, page 319, Register's Office for Davidson County, Tennessee.
9. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 9790, page 311 and In Book 7145, page 614, Register's Office for Davidson County, Tennessee.
10. All matters appearing on the Plan of record as Book 6900, pages 885 to 887, Register's Office for Davidson County, Tennessee.
11. All matters appearing on the Border Plan of record as Book 6900, page 884, Register's Office for Davidson County, Tennessee.
12. Easement for sanitary sewers of record in Book 4435, page 20, Register's Office for Davidson County, Tennessee.
13. Easement for anchors of record in Book 10153, page 990, Register's Office for Davidson County, Tennessee.