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. 28188-12-2008**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $80,000.00. Affiant Subscribed and sworn to before me this 12th day of December, 2008. Notary Public My Commission Expires: MAR 10 2012

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Maxum Properties, LLC 3852 Lake Aire Drive Nashville, TN 37217	MaxumProperties, LLC 2409 River Road Murfreesboro, TN 37129	Map and Parcel No.: 136030017.00

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, **Patricia P. Harrington**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Maxum Properties, LLC** ("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 property located at 3852 Lake Aire Drive, Nashville, TN 37217

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 12th day of December, 2008.

Patricia P. Harrington
BY: Paul E. Harrington, III, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **PAUL E. HARRINGTON, III,** 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 Attorney-In-Fact for the said **PATRICIA P. HARRINGTON** and is authorized by the said **PATRICIA P. HARRINGTON** to execute this instrument on her behalf.

Witness my hand, at office, this 12th day of December, 2008.

Notary Public

My Commission Expires:

GERALD C. PATTERSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County	DEEDWARR
Recvd: 01/07/09 08:11	2 pgs
Fees:13.00 Taxes:296.00	
20090107-0001435	

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Section Two, Priest Lake Park, as of record in Plat Book 4175, pages 56, 57 & 58, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Paul E. Harrington, Jr. and wife, Patricia P. Harrington by deed dated 08/21/75 from James R. McMurtry of record in Book 4944, page 624, re-recorded in BOok 4946, page 657, Register's Office for Davidson County, Tennessee. Paul E. Harrington, Jr. died on March 19, 2008.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. State and County taxes for the year 2009, a lien, but not yet due and payable. Map and Parcel No. 136030017.00.
3. Restrictive covenants contained in an instrument of record in Book 4317, page 17, 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).
4. All matters appearing on the Plan of record as Book 4175, pages 56, 57 & 58, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Jennifer C. Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer C Cole

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker

Notary's Signature

My Commission Expires: MAR 10 2012

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE