Perrone

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. 28403-01-2009** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00. Affiant Subscribed and sworn to before me this 2nd day of February 2009. Notary Public My Commission Expires:

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: David G. Williamson 104 Windsor Drive Nashville, TN 37205	**Send Tax Bills To:** Wells Fargo Bank, N.A. 2701 Wells Fargo Way Minneapolis, MN 55467	**Tax Information:** Map and Parcel No 13002003900

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, **JUDITH NEEDHAM, TRUSTEE OF THE GEORGE L. BUNTING, JR. 1990 DECENDANTS' TRUST FUND "A" DATED APRIL 21,1990**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David G. Williamson and wife, Birgitta B. Williamson** ("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 104 Windsor Drive, 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.

Davidson County DEEDWARR
Recvd: 02/06/09 08:34 3 pgs
Fees:18.00 Taxes:4810.00
20090206-0010316

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of January, 2009.

JUDITH NEEDHAM, TRUSTEE OF
THE GEORGE L. BUNTING, JR. 1990
DECENDANTS' TRUST FUND "A"
DATED APRIL 21, 1009

STATE OF MARYLAND
COUNTY OF HARFORD

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

Witness my hand, at office, this 30th day of January, 2009.

Judith C Boyce
Notary Public

My Commission Expires: 12/01/2009

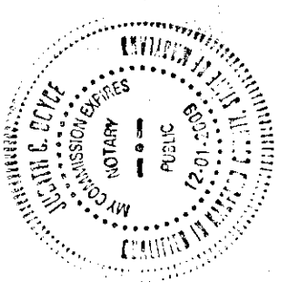


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Bransford Realty Company's Subdivision of Lots 156, 157 and 158 in Bransford Realty Company's Belle Meade Gold Links Subdivision, as of record in Plat Book 421, page 156, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Judith Needham, Trustee of The George L. Bunting, Jr. 1990 Decendants' Trust Fund "A" dated April 21, 1990, by deed from Gene C. Koonce and wife, Bettye D. Koonce appearing as Instrument No. 20011114-0124954, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year 2009, a lien, but not yet due and payable.
2. All matters appearing on the Plan of record as Book 421, page 156, Register's Office for Davidson County, Tennessee.