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. 28423-02-2009** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $284,000.00. Affiant Subscribed and sworn to before me this 27th day of February, 2009. Notary Public 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: Cutler D. Averbuch 100 Oak Meadows Lane Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 131030F001.00CO

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, **Jared B. Averbuch, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cutler D. Averbuch, unmarried** ("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 100 Oak Meadows Lane, Nashville, TN 37215

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 27th day of February, 2009.

Jared B. Averbuch
by Mark Averbuch, 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, Mark Averbuch, 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 on behalf of Jared B. Averbuch as his Attorney-in-Fact, as the free act and deed of the within named Jared B. Averbuch.

Witness my hand, at office, this 27th day of February, 2009.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 03/06/09 13:29 2 pgs
Fees:13.00 Taxes:1050.80

20090306-0020292

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 Unit No. 100, together with the appurtenant interest in the common elements of Oak Meadows Condominium Apartments, a horizontal property regime established by Master Deed, of record in Book 6441, page 69, amended in Book 7395, page 398, re-recorded in Book 7444, page 448, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit ""C"" to the aforementioned Master Deed.

Being the same property conveyed to Jared B. Averbuch, unmarried, by deed dated March 17, 2006 from Southern Corporation, a Tennessee corporation, of record in Instrument No. 20060321-0032425, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2009, a lien, but not yet due and payable. Map and Parcel No. 131030F001.00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Oak Meadows Condominium Apartments, of record in Book 6441, page 69, amended in Book 7395, page 398, re-recorded in Book 7444, page 448, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4121, page 405, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6250, page 270, Register's Office for Davidson County, Tennessee.