THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28554-03-2009** **Record & Return To:** **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue, Suite 140** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,195,000.00. Affiant Subscribed and sworn to before me this 23rd day of April, 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: Franklin G. Locke 210 Lynnwood Boulevard Nashville, TN 37205	**Send Tax Bills To:** First Farmers & Merchants Bank 816 South Garden Street Columbia, TN 38401	**Tax Information:** Map and Parcel No.: 11607005500

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, **Claude Lee Ferrell III and Alison Russell Ferrell**, both unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Franklin G. Locke and wife, Kristin S. Locke** ("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 210 Lynnwood 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 23rd day of April, 2009.

Claude Lee Ferrell III

Alison Russell Ferrell

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Claude Lee Ferrell III and Alison Russell Ferrell**, 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 23rd day of April, 2009.

Notary Public

My Commission Expires:

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

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20090027510 DEEDWARR
Recvd: 04/27/09 15:15 2 pgs
Fees:13.00 Taxes:4421.50

20090427-0037871

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 100 feet of Lot No. 35 and the southerly 100 feet of the northerly 200 feet of Lot No. 36 on the Plan of Royal Oaks Land Companys Subdivision of the Baker Tract as of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, and that portion of Dupont Avenue abandoned by the City of Belle Meade by Ordinance No. 90-11, a certified copy of which is of record in Instrument No. 20041112-0136173, Register's Office for Davidson County, Tennessee, described as follows:

Said southerly 100 feet of the northerly 200 feet of Lot No. 36 and the northerly 100 feet of Lot No. 35 front 100 feet on the easterly side of Lynwood Boulevard and runs back between parallel lines 400 feet to the westerly margin of Dupont Avenue, said part of Lot No. 36 fronting on Lynwood Boulevard and said part of Lot No. 35 fronting on Dupont Avenue, together with the westerly 25 feet of Dupont Avenue, which was closed by Ordinance No. 90-11 by the City of Belle Meade.

Being the same property conveyed to Claude Lee Ferrell, III and wife, Alison Russell Ferrell by deed dated 8/18/1997 from Franco Zanetti and wife, Angela Zanetti of record in Book 10578, pages 415 and 418, and by quitclaim deed of record in Instrument No. 20041115-0136839, Register's Office for Davidson County, Tennessee. The parties having since divorced.

This conveyance is made subject to:

1. 2009 Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.
3. Subject to easements and rights of the public, if any, across that portion of subject property which was closed by the City of Belle Meade by Ordinance No. 90-11, a certified copy of which is recorded in Instrument No. 20041112-0136173, and as set forth in the quitclaim deed of record in Instrument No. 20041115001360839, Register's Office for Davidson County, Tennessee.