THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***245,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of June, 2009.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20090037307 DEEDWARR
Recvd: 06/04/09 14:26 2 pgs
Fees:13.00 Taxes:906.50
20090604-0051919

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Ashley B. Linton 5017 Stillwood Drive Nashville, Tennessee 37220	Bank of America, N.A. 801 Crescent Center Drive Suite 510 Franklin, Tennessee 37067	MAP 146-07-0 PARCEL 066.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Five Thousand and 00/100 Dollars ($***245,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Derek A. Bain and wife, Maria C. Bain, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Ashley B. Linton and James V. Manos, both unmarried, as joint tenants with right of survivorship, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 161 on the Plan of Section One, Revised Crieve Hall Estates, of record in Plat Book 1835, page 122, 123 and 124 in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 161 fronts 150.0 feet on the westerly margin of Stillwood Drive and extends back 283.3 feet on the northerly line and 140.0 feet on the southerly line to a dead line the rear, measuring 233.1 feet thereon.

BEING the same property conveyed to Derek A. Bain and wife, Maria C. Bain, by Warranty Deed dated September 30, 1993, from Jeanette C. Mandigo, a widow who has not remarried, of record in Book 9103, page 784, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5017 Stillwood Drive, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Section One, Revised Crieve Hall Estates, of record in Plat Book 1835, page 122, 123 and 124 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 3rd day of ~~May,~~ June 2009.

Derek A. Bain

By: Joan Coulombe
Joan Coulombe
Attorney in Fact

Maria C. Bain

By: Joan Coulombe
Joan Coulombe
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Joan Coulombe, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Derek A. Bain and Maria C. Bain and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Derek A. Bain and Maria C. Bain.

WITNESS my hand and official seal this 3rd day of June, 2009.

Notary Public

My Commission Expires: 1/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY