BOX **10-A**

| **WARRANTY DEED** | State of Tennessee<br>County of Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is **$287,000.00**.<br>Affiant<br>Subscribed and sworn to before me, this the 28th day of July, 2009.<br>Notary Public<br>My commission expires:<br>(AFFIX SEAL) |
|---|---|

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 306
NASHVILLE, TN 37215

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Andrew Edward Harris**<br>**Emily Ellis Harris** | Tennessee Bank & Trust | **Map 118-13, Parcel 165.00** |
| **3606 General Bate Drive** | 9000 Carothers Parkway | |
| **Nashville, TN 37209** | Franklin, TN 37067 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Laurie D. Eubanks, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Andrew Edward Harris and wife, Emily Ellis Harris**

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:

**Land in Davidson County, Tennessee, being Lot No. 23 and the northwest part of Lot No. 22 on the Map of Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, page 2, Register's Office for Davidson County, Tennessee, described as follows:**

**Beginning at a point in the easterly margin of Gen. W.B. Bates Drive at the common corners of Lots 22 and 23; thence with the line between said lot in an easterly direction and crossing Browns Creek 127.0 feet to a concrete monument; thence with said creek in a southwesterly direction 155.9 feet to a point in the easterly margin of Gen. W.B. Bates Drive; thence with said drive in a northerly direction 120.0 feet, more or less, to the point of beginning and being a triangular shaped parcel of land, said Lot No. 23 front together 246.3 feet, more or less, on the easterly margin of Gen. W.B. Bates Drive as one tract of land, said parcel measures 168.0 feet on the northerly lot line and 120.9 feet on the southerly lot line.**

**Being the same property conveyed to Laurie D. Eubanks, unmarried by Deed from Russell A. Turner, unmarried and Michael R. Brown, unmarried, of record in Instrument No. 20030804-0110017, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.**

**This instrument is being executed on behalf of Laurie D. Eubanks, pursuant to a Power of Attorney executed by same on the 21st day of July, 2009, of record in Instrument No. 20090729-0071124, Register's Office for Davidson County, Tennessee.**

This is improved (__X__) Unimproved (____) property, known as **3606 General Bate Drive, Nashville, TN 37209**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20090051256 DEEDWARR
Recvd: 07/29/09 15:34 2 pgs
Fees:13.00 Taxes:1061.90
20090729-0071125

Witness my/our hand(s) this **28th** day of **July, 2009.**

Laurie D. Eubanks

**Laurie D. Eubanks**

By: Jennifer Johnson, Atty in Fact

**Jennifer Johnson, Attorney in Fact**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Jennifer Johnson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Laurie D. Eubanks** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Laurie D. Eubanks** for the purpose therein contained, by signing the name of **Laurie D. Eubanks** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **July, 2009**.

My Commission expires: 10/17/09

JENNA WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

Notary Public