[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
James T. Sowell and Denise Yardley	SunTrust Mortgage, Inc.	Map/Parcel -
109 Bellevue Drive	1001 Semmes Avenue	11614002300
Nashville, TN 37205	Richmond, VA 23224	

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **William C. Allen and wife, Judson C. Allen** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **James T. Sowell and wife, Denise A. Yardley** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEING THE WESTERLY PART OF LOT NO. 24 ON THE MAP OF THE BRANSFORD REALTY COMPANY AND JOHNSON BRANSFORD'S SUBDIVISION OF PART OF A 40 ACRE TRACT AND ALL OF LOT NO. 27 AND PART OF LOT NO. 28 IN DEER PARK SUBDIVISION, BELLE MEADE, THE PLAN OF WHICH SUBDIVISION IS OF RECORD IN BOOK 421 PAGE 67, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 24 FRONTS 100 FEET ON THE SOUTHERLY SIDE OF BELLEVUE DRIVE, SOUTH, AND EXTENDS BACK 264.5 FEET ON ITS WESTERLY LINE AND 240 FEET, MORE OR LESS, ON ITS EASTERLY LINE, TO A DEAD LINE, AND MEASURES 109 FEET ON THE REAR LINE.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JAMES M. HALLORAN AND WILLIAM ALLEN, BOTH MARRIED TO WILLIAM C. ALLEN AND WIFE, JUDSON C. ALLEN AS RECORDED ON THE 5TH DAY OF AUGUST, 2008 IN INSTRUMENT NO. 20080805-0080640 AND WARRANTY DEED FROM JOSEPHINE FARRELL, A WIDOWER TO JAMES M. HALLORAN AND WILLIAM ALLEN, BOTH MARRIED AS RECORDED ON THE 2ND DAY OF MAY, 2006 IN INSTRUMENT NO. 20060502-0050648, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following:

1. Taxes for the year 2009, which have been prorated, the payment of which is assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANSFORD REALTY CO'S, as recorded in Plat Book 421, Page(s) 67, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20090052341 DEEDWARR
Recvd: 08/03/09 13:25 2 pgs
Fees:13.00 Taxes:4902.50

20090803-0072436

This is improved property commonly known as: 215 Jackson Blvd, Nashville, TN 37205

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $1,325,000.00

James T. Sowell
Affiant

Subscribed and sworn to before me this 30th day of July, 2009

My Commission Expires: My Commission Expires 01/09/2012

Ryan Hunter Allsup
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of July, 2009.

William C. Allen

Judson C. Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 2009, before me personally appeared William C. Allen and Judson C. Allen to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

My Commission Expires 01/09/2012

RYAN HUNTER ALSUP
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY