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. 28923-07-2009** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,041,500.00 Affiant Subscribed and sworn to before me this 30th day of July, 2009. Notary Public My Commission Expires: My Commission Expires MAY 8, 2012

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

WARRANTY DEED

Address New Owner: William C. Allen 215 Jackson Boulevard Nashville, TN 37205	**Send Tax Bills To:** SunTrust Mortgage, Inc. 1001 Semmes Avenue Richmond VA 23224	**Tax Information:** Map and Parcel No.: 11610007800

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, **Stuart R. Reeve and wife, Linda C. Reeve**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William C. Allen and wife, Judson C. Allen** ("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 215 Jackson 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 30th day of July, 2009.

Stuart R. Reeve

Linda C. Reeve

BILL GARRETT, Davidson County
Trans:T20090052347 DEEDWARR
Recvd: 08/03/09 13:31 2 pgs
Fees:13.00 Taxes:3853.55
20090803-0072438

STATE OF TENNESSEE, COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Stuart R. Reeve and Linda C. Reeve**, 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 30th day of July, 2009.

Notary Public

My Commission Expires:

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 the northerly one-half of the westerly 105 feet of Lot No. 14 and the northerly one-half of the easterly 60 feet feet of Lot No. 15 on the Plan of A.M. Bransford's Subdivision of Lots Nos. 29 thru 34 and Lot No. 45 in First Belle Meade Subdivision, as of record in Book 421, page 139, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 14 fronts 105 feet on the southerly side of Jackson Boulevard and extends back 179 1/2 feet, more or less, on the easterly line and 186 feet on the westerly line to a dead line which measures 105 feet.

Said part of Lot No. 15 fronts 60 feet on the southerly side of Jackson Boulevard and extends back 186 feet on the easterly line and 190.2 feet, more or less, on the westerly line to a dead line which measures 60 feet.

Being the same property conveyed to Stuart R. Reeve and wife, Linda C. Reeve by deed dated 7/24/1996 from William W. Berry, Jr. and wife, Linda L. Berry of record in Book 10131, page 439, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants and agreements contained in an instrument of record in Book 482, pages 45-50, Book 523, page 300, and Book 749, page 296, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 421, page 139, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 332, pages 88 and 89, Register's Office for Davidson County, Tennessee.
5. Agreement regarding water taps of record in Book 749, page 499, Register's Office for Davidson County, Tennessee.
6. Reference is made to the encroachment of a brick wall over the property line on the east side of the property conveyed in the deed recorded in Book 10131, page 439, Register's Office for Davidson County, Tennessee.