THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 21945-6
Davidson County Box
14-A

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Byron V. Bush<br>1652 Sunset Road<br>Brentwood, TN 37027 | New Owner | Map 118-12<br>Parcel 070 |

# WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, JAMES M. WOODARD, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BYRON V. BUSH, hereinafter called the Grantee, his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Resubdivision of Lots 78, 79, and 80, SIDCO, Section Two, of record in Instrument Number 20040528-0062975, amending Book 2331, Page 93, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> BEING the same property conveyed to James M. Woodard by Deed from Dr. Byron V. Bush, D.D.S., of record in Instrument No. 20061229-0161143; said Register's Office for Davidson County, Tennessee.
>
> THIS is unimproved property, known as 2908 Sidco Drive, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor covenants with the said Grantee that he is 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 on the attached Exhibit "A"; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20090055885 DEEDWARR
Recvd: 08/17/09 09:31 3 pgs
Fees:18.00 Taxes:1757.50
20090817-0076905

EXHIBIT A
Permitted Encumbrances

(a) Taxes for the year 2009 and subsequent years, a lien not yet due and payable, said taxes having been prorated and assumed by the Grantee

(b) Matters of the Plan of record in Instrument No. 20040528-0062975 amending Book 2331, Page 93, Register's Office for Davidson County, Tennessee.

(c) The exception and reservation in favor of the United States of America in and to all fissionable materials as described in that certain deed of record in Book 2152, page 347, in said Register's Office.

(d) Easement for use of all of the sewerage facilities and equipment in, on and over the premises of record in Book 2486, page 314, in said Register's Office.

(e) Easement for railroad right of way as set forth in instrument of record in Book 2499, page 79, in said Register's Office.

(f) Water mains and equipment appurtenant thereto and easement therefore that have been transferred to the City of Nashville by instrument of record in Book 2244, page 611, in said Register's Office.

(g) Easements to the Metropolitan Government of Nashville and Davidson County for storm sewers of record in Book 4124, page 292, in said Register's Office.

(h) Stormwater Detention Agreement as of record in Instrument No. 20040309-0027072, in said Register's Office.

(i) Access Easement, Conditions, and Restrictions contained in Easement and Restrictive Covenants Agreement as of record in Instrument No. 20040809-0096160, in said Register's Office.

(j) Matters shown on the ALTA/ACSM Land Title Survey by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. #1512, dated January 3, 2007, as Job No. 06332BB.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 14 day of August 2009

James M. Woodard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Woodard the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14 day of August, 2009.

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

NOTARY PUBLIC
My Commission Expires: 3/7/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $475,000.00

Affiant

Subscribed and sworn to before me this
14 day of August 2009.

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Notary Public
My commission expires 3/7/2011