THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 **BOX 10-A** **RETURN TO:** **PREMIER ESCROW, LLC** **4301 HILLSBORO ROAD, STE 300** **NASHVILLE, TN 37215** KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 7, 2011	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 470,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF AUGUST, 2009. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan J. Hall	SunTrust Mortgage Inc.	MAP 105-13
1401 Ashwood Avenue	401 Commerce Street Suite 6100	PARCEL 63
Nashville, TN 37212	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John Wallace, joined by his spouse, Anne Lacy Wallace**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nathan J. Hall and wife, Amy L. Hall**

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 the westerly 50 feet of Lot number 39 on the plan of Belmont Land Co.'s Plan of Lots, called Belmont Heights, as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot number 39 fronts 50 feet on the Southerly side of Ashwood Avenue and runs back between parallel lines 169 feet to an alley.

Being the same property conveyed to John Wallace by deed recorded as instrument number 20040730-0091582, said Register's Office. Anne Lacy Wallace, spouse of John Wallace, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **1401 Ashwood Avenue, Nashville, TN 37212.**

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; and we do covenant with 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.

Witness our hands this the 21st day of August, 2009.

John Wallace

Anne Lacy Wallace

BILL GARRETT, Davidson County
Trans:T20090058104 DEEDWARR
Recvd: 08/25/09 10:48 2 pgs
Fees:13.00 Taxes:1739.00
20090825-0079904

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 **John Wallace and Anne Lacy Wallace** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of August, 2009.

My Commission expires 1-9-12

JAMES A. WA[illegible]CHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TEN[illegible]

Notary Public