THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***225,000.00.

Melissa J Britt
Affiant

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 17th day of September, 2009.

Notary Public

My Commission Expires: 9-30-09

BILL GARRETT, Davidson County
Trans:T20090063923 DEEDWARR
Recvd: 09/18/09 10:32 2 pgs
Fees:13.00 Taxes:832.50
20090918-0087232

ADDRESS OF NEW OWNER

Robert M. Britt
4777 Lickton Pike
Whites Creek, Tennessee 37189

SEND TAX BILLS TO

Citylife Lending Group
121 Suburban Rd
1st Floor
Knoxville, TN 37923

MAP & PARCEL NOS.

MAP 031-00-0
PARCEL 166.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Five Thousand and 00/100 Dollars ($***225,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Deborah Owen, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Robert M. Britt and wife, Melissa J. Britt, (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 the First Councilmanic District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated June 17, 2005, and known as Job No. 050076, as follows: Beginning at an existing iron pin on the easterly margin of Lickton Pike, said point of beginning being the northwest corner of this tract and also being the southwest corner of the Thomas Champion property of record in Book 8563, page 383, R.O.D.C., TN; thence with Champion's line, S 71 deg. 04 min. 17 sec. E 229.69 feet to a point in a creek; thence with the centerline of the said Creek the following calls: N 00 deg. 56 min. 33 sec. E 98.47 feet to a point; thence N 16 deg. 26 min. 59 sec. E 149.70 feet to a point; thence N 67 deg. 31 min. 46 sec. E 222.16 feet to a point; thence N 53 deg. 53 min. 43 sec. E 73.08 feet to a point; thence N 37 deg. 00 min. 13 sec. E 167.84 feet to a point; thence N 63 deg. 17 min. 10 sec. E 132.58 feet to a point; thence leaving the center of said Creek, S 87 deg. 14 min. 45 sec. E 260.76 feet to an existing iron pin in the margin of Interstate Highway 24; thence with the margin of said Interstate Highway 24 and a curve to the left having a radius of 3024.78 feet and a long chord of 535.90 feet, said chord having a bearing of S 24 deg. 12 min. 46 sec. E a distance along the curve of 536.60 feet to an iron pin; thence leaving the margin of Interstate Highway 24, S 83 deg. 35 min. 22 sec. W 1015.22 feet to an iron pin set; thence N 85 deg. 37 min. 01 sec. W 213.94 feet to an iron pin set on the easterly margin of said Lickton Pike; thence with the margin of the said Pike, N 01 deg. 38 min. 02 sec. W 109.20 feet to the point of beginning, containing 9.49 acres, more or less. Property being conveyed together with the benefit of a joint use ingress/egress easement as shown on the said survey (and set forth in Easement and Maintenance Agreement recorded as Instrument No. 20050823-0100318, in the Register's Office for Davidson County, Tennessee.)

BEING the same property conveyed to Deborah Owen by Warranty Deed dated August 12, 2005, from Samuel P. Kershaw, of record as Instrument No. 20050819-0099119 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4777 Lickton Pike, Whites Creek, Tennessee 37189

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.

GRANTOR COVENANTS with the said GRANTEES that she 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 follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF I have hereunto set my hand on this the 15th day of September, 2009.

Deborah Owen

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 Deborah Owen, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of September, 2009.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY