THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29020-09-2009** **Record & Return To:** **First Title & Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $785,000.00. Affiant Subscribed and sworn to before me this 21st day of September, 2009. Notary Public My Commission Expires: STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 22, 2010

WARRANTY DEED

Address New Owner: Carolyn A. Dupuis, Patrick Dupuis 203 Belclaire Place Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 104-14-0-G-122.00CO

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, **Charles M. Flood, Jr., Trustee of The L & F Trust, with full power to mortgage, sell, convey or otherwise alienate without the joinder of any beneficiary, pursuant to the terms of the Amended and Restated Land Trust Agreement dated August 25, 2008**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carolyn A. Dupuis and husband, Patrick Dupuis** ("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 203 Belclaire Place, 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.

BILL GARRETT, Davidson County
Trans:T20090065355 DEEDWARR
Recvd: 09/24/09 15:13 2 pgs
Fees:13.00 Taxes:2904.50
20090924-0089014

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18TH day of September, 2009.

The L & F Trust

BY: Charles M. Flood, Jr., Trustee
Charles M. Flood, Jr., Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Charles M. Flood, Jr., Trustee**, 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, at office, this 18TH day of September, 2009.

Notary Public
My Commission Expires: 02/03/10

EMBER DUNN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Whitworth, Phase 2, as of record in Plat Book 7900, Page 470, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to The L & F Trust by Deed dated 8/23/2000 from Burt Larsson and wife, Lisa G. Larsson of record in Instrument No. 20000829-0085024, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to:

1. 2009 County Taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions and Restrictions for Whitworth of record in Book 8026, Page 305, amended in Book 8282, Page 45, Book 8830, Page 249, Book 9778, Page 27 and Instrument No. 200208120097386, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to The Whitworth Homeowners Association of record in Book 9778, Page 32, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of The Whitworth Homeowners Association of record in Book 8090, Page 691, amended in Book 8283, Page 523, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 7900, Page 470, Register's Office for Davidson County, Tennessee.
6. Easement for sewer to the City of Nashville of record in Book 3467, Page 194 and Book 3505, Page 338, Register's Office for Davidson County, Tennessee.
7. Easement for water mains of record in Book 7868, Page 959, Register's Office for Davidson County, Tennessee.