BOX 10-A

ADDRESS NEW OWNER:
Sven E. Blomberg
Laura K. Blomberg
2000 Shaw Road
Goodlettsville, TN 37072

SEND TAX BILL TO:
New South Federal Savings Bank
210 Automation Way
MSN 49730
Birmingham, AL 35210

MAP & PARCEL NOS.:
24-186.00

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20090065765 DEEDWARR
Recvd: 09/28/09 10:26 2 pgs
Fees:13.00 Taxes:1184.00

20090928-0089673

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jerry W. Brown and Brenda J. Brown, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Sven E. Blomberg and Laura K. Blomberg, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in the Second District of Davidson County, Tennessee, being Tract One, as shown on an unrecorded survey made by Donald R. Carver, Tennessee Land Surveyor, License No. 271, dated 2/28/89 described as follows:

Beginning at an iron pin in the western margin of Brick Church Pike, said point being the southwest corner of the property of James T. Hannaford, III, as of record in Deed Book 6125, page 829, Registers Office for Davidson County, Tennessee, and being the southeast corner of this tract; thence with Brick Church Pike, S24 deg. 10 40 W 33.08 feet to the point of a curve; thence with a curve to the right, delta of 99 deg. 04 15, radius of 25.00 feet, length of 43.23 feet, chord bearing of S 73 deg. 42 21 W 38.04 feet to a point in the margin of Shaw Road; thence with a curve to the left, delta of 13 deg. 10 30 , radius of 482.48 feet, length of 110.94 feet, chord bearing of N 63 deg. 2046 W 110.70 feet to an iron pin; thence leaving the margin of Shaw Road, N 00 deg. 26 00 E 1347.80 feet to an iron pin; thence S 86 deg. 37 00 E 169.65 feet to an iron pin on the line of James T. Hannaford, III; thence with line of Hannaford, S 01 deg. 18 00 W 1346.90 feet to the point of beginning, containing 5.01 acres, more or less.

Together with an easement for ingress and egress as described in Easement of record in Book 9492, page 108, Registers Office for Davidson County, Tennessee. Together with an easement for fence and mainatenance agreement as described in Easement in Instrument No. 20090928-0089672 , said Register's Office.

Being the same property conveyed to Jerry W. Brown and wife, Brenda J. Brown by deed from William A. Bates, Jr. and wife, Hazel M. Bates, dated April 27, 1989, of record in Book 7827, page 436, Registers Office for Davidson County, Tennessee.

This is property with a common address of 2000 Shaw Road, Goodlettsville, TN 37072.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) Restrictions in Book 5610, Page 194, and Book 5611, Page 414, said Register's Office; (3) Easements in Book 7827, Page 436, and Book 9492, Page 108, said Register's Office; (4) Easement for Waterline Waterline and Maintenance Agreement in Instrument No. 20090928-0089671 , said Register's Office; (5) Easements described hereinabove.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $320,000.00.

Affiant

Subscribed and sworn before me this 24th day of September, 2009.

My Commission Expires: 5-6-2013

Notary Public

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **24th** day of **September, 2009**.

Jerry W. Brown

Brenda J. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Jerry W. Brown and Brenda J. Brown, husband and wife** , with whom I am personally acquainted, or who 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 and official seal at office this **24th** day of **September, 2009**.

Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

File No. 0909-296