This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2009070003

BILL GARRETT, Davidson County
Trans:T20090066386 DEEDWARR
Recvd: 09/30/09 08:17 2 pgs
Fees:13.00 Taxes:370.00
20090930-0090551

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$100,000.00**

Sworn to and subscribed before me this 21st day of September, 2009.

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Notary Public

My Commission Expires: 9/8/13

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Steve A. Francis 504 Riverway Cove Lane Old Hickory, TN 37138	New Owner	063040A06400CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Cleveland Hall, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Steve A. Francis and wife, Julie K. Francis**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 138, PHASE FOUR, CLEVELAND HALL, as shown on plat of record in Instrument No. 20080201-0010505, in the Register's Office, Davidson County, Tennessee, prepared by Kevin L. Birdwell, RLS No. 1797, Ragan-Smith-Associates, Inc., 315 Woodland Street, Nashville, TN 37206, dated May 14, 2007, revised May 31, 2007, July 31, 2007, and September 13, 2007, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Cleveland Hall, LLC, a Tennessee limited liability company by Successor Trustee's Special Warranty Deed of Correction from John M. Baird, Successor Trustee, recorded on the 22nd day of October, 1999 in Book 11714, Page 126, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: All matters shown on the plan of record in Instrument No. 20080201-0010505, in the Register's Office, Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. **Current year taxes are to be paid by Grantee.**

This is unimproved property known as **1025 Tabitha Lane, Old Hickory, TN 37138.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor 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 otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 21st day of September, 2009.

Cleveland Hall, LLC

By: _____
W. Allen Bryan, III, Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **W. Allen Bryan, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of **CLEVELAND HALL, LLC**, the within named bargainor, a limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal, this 21st day of September, 2009.

_____
Notary Public

My Commission Expires: 9/8/13

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY