THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29035-09-2009** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $160,000.00. Affiant Subscribed and sworn to before me this 28th day of October, 2009. Notary Public My Commission Expires: 1-9-2012

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Carl Compton, Jr., unmarried 908 Market Square Court Hermitage, TN 37076	**Send Tax Bills To:** WellsFargo 121 Suburban Road Knoxville, TN 37923	**Tax Information:** Map and Parcel No.: 08608009600

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, **Eric L. Sumner and wife, Julie Sumner**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carl Compton, Jr., unmarried** ("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 908 Market Square Court, Hermitage, TN 37076.

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.

Julie Sumner joins in the execution of this instrument for the purposes of conveying marital interest she may have in the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of October, 2009.

Eric L. Sumner

Julie Sumner

BILL GARRETT, Davidson County
Trans:T20090074033 DEEDWARR
Recvd: 10/30/09 14:19 2 pgs
Fees:13.00 Taxes:592.00
20091030-0100487

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Eric L. Sumner and Julie Sumner**, with whom I am personally acquainted (or 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, at office, this 28th day of October, 2009.

Notary Public

My Commission Expires:

NICHOLAS S. AKINS STATE OF TENNESSEE

My Commission Expires April 2, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 360 on the Plan of Phase I, Camden Woods as of record in Plat Book 6900, pages 697 and 698, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Eric L. Sumner and wife, LeAnne S. Sumner by deed dated June 6, 2001 from Christopher M. McGimsey and wife, Kristi A. McGimsey of record in Instrument No. 20010615-0063736, Register's Office for Davidson County, Tennessee. Being further conveyed to Eric L. Sumner by Quitclaim Deed from Leanne S. Sumner of record in Instrument No. 20080527-0053673, said Register's Office.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. State and County taxes for the year 2010, a lien, but not yet due and payable.
3. Map and Parcel No. 08608009600.
4. Declaration of Covenants, Conditions and Restrictions for Camden Woods of record in Book 7620, page 561, amended in Book 7657, page 580, Book 7675, page 926, 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).
5. By-Laws of Camden Woods Homeowner's Association, Inc., of record in Book 7620, page 583, Register's Office for Davidson County, Tennessee.
6. Dedication of common area to Camden Woods Homeowners' Association, Inc. of record in Book 7783, page 585, Register's Office for Davidson County, Tennessee.
7. Charter of Incorporation of Camden Woods Homeowner's Association, Inc. of record in Book 7661, page 32, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Plan of record as Book 6900, pages 697 and 698, Register's Office for Davidson County, Tennessee.