THIS INSTRUMENT PREPARED BY:

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

BOX 33-B

RETURN TO:

PREPARED BY:
BANKERS TITLE AGENCY CORP.

BILL GARRETT, Davidson County
Trans:T20090075505 DEEDWARR
Recvd: 11/05/09 09:55 2 pgs
Fees:13.00 Taxes:680.43

20091105-0102261

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***183,900.00.

Ben Sistrunk
Affiant

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 30 day of October, 2009.

Mitchell A. Watts
Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER

Brice H. Burgess
944 Russell Street
Nashville, Tennessee 37206

SEND TAX BILLS TO

Community 1st Bank & Trust
501 S. James Campbell Blvd
Columbia, TN 38401

MAP & PARCEL NOS.

MAP 082-16-0
PARCEL 165.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Three Thousand Nine Hundred and 00/100 Dollars ($***183,900.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Ben Sistrunk and wife, Julie Sistrunk, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Brice H. Burgess, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 10 on the Plan of J.L. Valentine's Lots on Russell Street in East Nashville of record in Book 57, page 87, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Ben Sistrunk and wife, Julie Sistrunk, by Warranty Deed dated May 15, 2006, from Risley P. Lawrence, Jr., married, of record as Instrument No. 20060517-0057840 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 944 Russell Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they 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 follows:

1. Real estate taxes for 2010 and all future years; the current year's taxes having been prorated between the parties herein and paid at closing.

2. Matters, if any, shown on the Plan of J.L. Valentine's Lots on Russell Street of record in Book 57, page 87, in the Register's Office for Davidson County, Tennessee.

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

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 we have hereunto set our hands on this the 30 day of October, 2009.

Ben Sistrunk

Julie Sistrunk

By: Ben Sistrunk
Ben Sistrunk
Attorney in Fact

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 Ben Sistrunk, the bargainor, 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 and official seal this 30 day of October, 2009.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Ben Sistrunk, to me known (or proved to me on the basis of satisfactory evidence) **to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Julie** Sistrunk and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Julie Sistrunk.

WITNESS my hand and official seal this 30 day of October, 2009.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY