WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $309,000.00.

Tara N. Jones
Affiant

Subscribed and sworn to me on November 12, 2009.

John Cobb Rochford
NOTARY PUBLIC

My Commission Expires: 1/3/2011

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Rochford Realty and Construction Co., Inc. 2200 Abbott Martin Road Nashville, Tennessee 37215	SAME	155-08-0E-057.00

Davidson County DEEDWARR
Recvd: 11/17/09 12:14 3 pgs
Fees:18.00 Taxes:1143.30
20091117-0105802

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **FRANCIS R. TANNER and WIFE, LAUREN J. TANNER**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **ROCHFORD REALTY AND CONSTRUCTION CO., INC., a Tennessee corporation,** hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 34 on the Plan of Bellevue Highlands, Phase 2, of record in Instrument No. 20010202-0010403, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Francis R. Tanner and wife, Lauren J. Tanner, from The Jones Company Custom Homes of Tennessee, Inc., by Warranty Deed dated December 27, 2002 and recorded in Instrument No. 20021230-0161656, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and
3. All matters as shown on the Plan of Bellevue Highlands, Phase 2, of record at Instrument No. 20010202-0010403, Register's Office for Davidson County, Tennessee; and
4. Declaration of Covenants, Conditions, and Restrictions for Bellevue Highlands including, but not limited to, easements assignments, charges and liens contained in Book 11592, Page 670, said Register's Office; and
5. By-Laws of record in Book 11592, Page 707, said Register's Office; and
6. Conveyance of Open Space of record in Instrument No. 20010924-0102911 and Instrument No. 20020506-0054929, said Register's Office; and
7. Storm Water Detention Agreement of record in Book 11509, Page 615, said Register's Office; and
8. The mortgage loan inspection done by Alley & Associates dated December 18, 2002, indicates that the driveway and the walkway encroach the 20 foot public utility and drainage easement, and the deck encroaches the 20 foot minimum setback line; and
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 7529 Henderson Drive, Nashville, Tennessee 37221.

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, its successors and assigns, forever, and GRANTORS do 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, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on November 12, 2009.

Francis R. Tanner

Lauren J. Tanner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 12, 2009, before me personally appeared Francis R. Tanner and wife, Lauren J. Tanner to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on November 12, 2009.

NOTARY PUBLIC

My Commission Expires: 1/3/2011

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Tara Steward, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 8/23/11.