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. 29101-10-2009** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $700,000.00. Affiant Subscribed and sworn to before me this 19th day of November, 2009. Notary Public My Commission Expires:

GEORGE A. LUSCOMBE, II NOTARY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: George A. Luscombe, II, 527 Warwick Road Kenilworth, IL 60043	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 116080C08000CO

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, **Thompson B. Patterson, Sr.**, unmarried, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **George A. Luscombe, II and wife, Jo Ellen Luscombe** ("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 80 Concord Park West, Nashville, TN 37205

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of November, 2009.

Thompson B. Patterson, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Thompson B. Patterson, Sr.**, 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, at office, this 19th day of November, 2009.

Notary Public

My Commission Expires:

GEORGE A. LUSCOMBE, II NOTARY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans: T20090079238 DEEDWARR
Recvd: 11/20/09 14:40 2 pgs
Fees: 13.00 Taxes: 2590.00

20091120-0107090

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 80 on the Revision No. 2 Sugartree Phase 2 as of record in Plat Book 4860, pages 79 and 80, amended in Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5052, page 840, Book 5072, page 165, Book 5084, page 960, Book 5121, page 89, Book 5122, page 326, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468 and in Book 5238, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Thompson B. Patterson, Sr. by deed dated 2/25/1999 from Metropolitan Airport Center Limited Partnership, a Tennessee limited partnership, of record in Book 11375, page 307, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 Taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 11758, page 466, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Sugartree Homeowner's Association, Inc. of record in Book 5683, page 675, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Sugartree Homeowner's Association, Inc. of record in Book 5683, page 670, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7061, page 100, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Plat Book 4860, pages 79 and 80, amended in Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5052, page 840, Book 5072, page 165, Book 5084, page 960, Book 5121, page 89, Book 5122, page 326, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, Register's Office for Davidson County, Tennessee.