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. 29090-10-2009** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,850,000.00. Affiant Subscribed and sworn to before me this 19th day of November, 2009. Notary Public My Commission Expires: May 6, 2013

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

WARRANTY DEED

Address New Owner: John Esposito 313 Lynnwood Boulevard Nashville, TN 37205	**Send Tax Bills To:** ~~XXXXXXXXXX~~ Bank of America P. O. Box 660694 Dallas, Texas 75266	**Tax Information:** Map and Parcel No.: 11611005000

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, **Clay M. Whitson and wife, Jeannette J. Whitson**, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **John Esposito and wife, Chantel Esposito**, ("Grantee"), their 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 313 Lynnwood Boulevard, 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 18 day of November, 2009.

Clay M. Whitson

Jeannette J. Whitson

BILL GARRETT, Davidson County
Trans:T20090079387 DEEDWARR
Recvd: 11/23/09 10:30 2 pgs
Fees:13.00 Taxes:6845.00
20091123-0107323

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Clay M. Whitson**, 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 18 day of November, 2009.

Linda Brake
Notary Public

My Commission Expires:
5/8/2012

LINDA BRAKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jeannette J. Whitson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18 day of November, 2009.

Linda Brake
Notary Public

My Commission Expires:
5/8/2012

LINDA BRAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Revised Plan of The Resubdivision of Lot No. 24, Plan of Pendleton & Blair's Subdivision of Lynwood Park, of record in Plat Book 5200, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Clay M. Whitson and wife, Jeannette J. Whitson by deed dated 8/1/2002 from Michael Roberts, Alternate Trustee, of record in Instrument No. 20020806-0094536, 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. All matters appearing on the Plan of record as Book 5200, page 47, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewer of record in Book 5853, page 424, Register's Office for Davidson County, Tennessee.