THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09102234**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me, this 3rd day of December, 2009. Notary Public My Commission Expires: 11/22/10

BILL GARRETT, Davidson County
Trans:T20090082727 DEEDWARR
Recvd: 12/07/09 15:18 2 pgs
Fees:13.00 Taxes:925.00
20091207-0112006

Katie Rosenthal NOTARY PUBLIC STATE OF TENNESSEE Summer County

WARRANTY DEED

Address New Owner: John A. Graham and Bonnie S. Graham 7420 Somerset Place Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 141150D12600CO

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, **Mary Frances Lange, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John A. Graham and wife, Bonnie S. Graham** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 126 on the plan of the Re-Subdivision of Lots 102, 103, 125 and 126 "Sheffield" on the Harpeth, Phase II of record in Book 7900, page 295, Register's Office for Davidson County, Tennessee. Said Lot No. 126 fronts 79.00 feet on the northerly margin of Somerset Place and extends back 140.00 feet on the westerly line and 139.00 feet on the easterly line to a broken line in the rear, measuring 79.21 feet thereon. Being the same property conveyed by Quitclaim Deed from David Andrew Francy, unmarried to Mary Frances Lange, unmarried as recorded on the 17th day of April, 2003 in Instrument No. 20030417-0051202 and Warranty Deed from R. Thomas Mitchell and spouse, Janice Cormier to David Francy and spouse, Mary Lange as recorded on the 6th day of June, 1994 in Book 9368, Page 951, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RE-SUBDIVISION OF LOTS 102, 103, 125 & 126 "SHEFFIELD" ON THE HARPETH, PHASE II, as recorded in Plat Book 7900, Page(s) 295, in the Register's Office for Davidson County, Tennessee.

Covenants, Conditions and Restrictions as recorded in Book 6925, Page 900, Book 7145, Page 954, Book 8276, Page 238, Book 8505, Page 598, Book 8747, Page 97 and Book 9313, Page 806, in the Register's Office for Davidson County, Tennessee.

Terms and provisions of by-Laws recorded in Book 7145, Page 964 and Book 8146, Page 463, in the Register's Office for Davidson County, Tennessee.

Charter of Sheffield on the Harpeth Homeowners Association recorded in Book 6939, Page 983, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 7420 Somerset Place Nashville TN 37221.

The said property has never been the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 3rd day of December, 2009.

Mary Frances Lange

Mary Frances Lange

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Frances Lange, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of December, 2009.

Notary Public

My Commission Expires: 11/26/10

Kate Rosenthal NOTARY PUBLIC STATE OF TENNESSEE Sumner Co.