BILL GARRETT, Davidson County
Trans:T20090083525 DEEDWARR
Recvd: 12/10/09 14:38 3 pgs
Fees:18.00 Taxes:1369.00

20091210-0113042

FROM: Benjamin C. Huddleston

TO: Patricia B. Grace

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Patricia B. Grace 601 Cherry Glen Circle Nashville, Tennessee 37215	(Same)	Map 131-6-H Parcel 1

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Patricia B. Grace
Affiant

Subscribed and sworn to before me, this the 9th day of December, 2009.

Jeanette L. Ramer
Notary Public

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Comm. Expires: 7/5/11

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Benjamin C. Huddleston, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Patricia B. Grace, hereinafter called "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Phase 1, Village of Cherry Glen, a planned unit development, of record in Book 9700, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Benjamin C. Huddleston, by deed from Jennifer D. Viars and husband, J. Eric Viars, of record as Instrument No. 20040618-0072670, said Register's Office.
>
> The above described property is not the usual place of residence of the Grantor.

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This is improved property located at 601 Cherry Glen Circle, Nashville, Tennessee 37215.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2009 Metropolitan Government Taxes.

2. All matters shown on the plan of Village of Cherry Glen, of record in Book 9700, page 66, said Register's Office.

3. All matters shown on the plan of Burton Hills, of record in Book 6900, page 55, said Register's Office, as amended in Book 6900, page 304 and Book 9700, page 182, said Register's Office.

4. Declaration of Covenants, Conditions and Restrictions for Village of Cherry Glen, of record in Book 9882, page 739, said Register's Office, as amended in Book 10318, page 92, Book 11186, page 932, and further amended by Instrument No. 20011206-0134252, said Register's Office.

5. Declaration of Covenants, Conditions and Restrictions for Burton Hills, of record in 6517, page 522, said Register's Office, as amended in Book 9882, page 733, said Register's Office.

6. By-Laws of Village of Cherry Glen Association, inc., of record as Instrument No. 200002040011736, said Register's Office, as amended and restated by Instrument No. 200003240030195, said Register's Office.

7. Easement for driveway turnarounds, together with ingress and egress, of record in Book 8919, page 779, said Register's Office.

8. Rights of others in and to the common elements.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs 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 my hand this 9th day of December, 2009.

Benjamin C. Huddleston

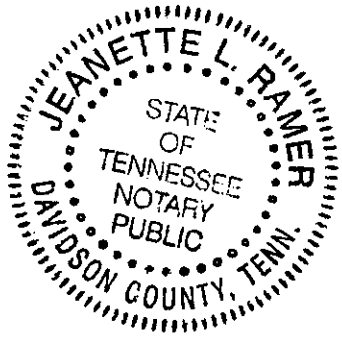
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benjamin C. Huddleston, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 9th day of December, 2009.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 7/5/11



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