BOX 10-A

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

ADDRESS NEW OWNER:
Benjamin J. Zeller
605 mt. Pisgah Ct
Nashville TN 37211

SEND TAX BILL TO:
~~Owner~~ Access Nat'l Mortgage
1800 Robert Fulton Dr
ste 350
Reston VA 20191

MORTGAGEE:
Access National Mortgage
1800 Robert Fulton Dr., Ste. 350
Reston, VA 20191

MAP
GROUP 172-14-2
PARCEL

BILL GARRETT, Davidson County
Trans:T20090084967 DEEDWARR
Recvd: 12/17/09 10:34 3 pgs
Fees:18.00 Taxes:858.40
20091217-0114859

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Thomas L Bryan, joined by Caroline Bryan, his wife** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Benjamin J. Zeller and wife, Hillary W. Zeller**, hereinafter called the GRANTEES, their 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. 2 on the Plan of Mt. Pisgah Heights, of record in Plat Book 5210, page 302, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Thomas L Bryan, unmarried by deed dated October 29, 2003 from Timothy R. Cox and wife, Tracy Shannon Cox of record in Instrument no. 20031105-0162379, Register's Office for Davidson County, Tennessee.

Caroline Bryan, spouse of Thomas L. Bryan, joins in this instrument to convey any rights she may have; especially her marital rights

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEES 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 GRANTEES, and their 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 the **16th** day of **December, 2009.**

Thomas L Bryan, by Michael Vaden, as attorney-in-fact

Caroline Bryan, by Michael Vaden, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michael Vaden**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Attorney-in-fact for Thomas L. Bryan and Caroline Bryan and that as said Attorney-in-fact he executed the within Warranty Deed for the purposes therein contained by signing the names of Thomas L. Bryan and Caroline Bryan as their free act and deed.

WITNESS my hand and official seal this 16th day of December, 2009.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/6/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $232,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of December, 2009.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/6/2013