THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29180-11-2009** **Record & Return To:** **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue, Suite 140** **Nashville, TN 37215** File 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $423,770.00. Paula W. Whitson Affiant Subscribed and sworn to before me this 16th day of December, 2009. Notary Public

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Geoffrey P. Levendoski Lena K. Levendoski 713 Darden Place Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 11504005400

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, **Paula W. Whitson**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Geoffrey P. Levendoski and wife, Lena K. Levendoski** ("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 713 Darden Place, 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 16th day of December, 2009.

Paula W. Whitson
Paula W. Whitson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Paula W. 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 16th day of December, 2009.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20090085210 DEEDWARR
Recvd: 12/18/09 09:10 2 pgs
Fees:13.00 Taxes:1567.95
20091218-0115162

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 200 on the Plan of Hillwood Estates, Section Nine, Part One, as of record in Plat Book 2331, page 27, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Said Lot No. 200 fronts 160.69 feet on the southwesterly side of Darden Place and extends back 368.5 feet on the northwesterly line and 350.10 feet on the southeasterly line to a dead line, measuring 189.1 feet thereon.

Being the same property conveyed to Albert P. Whitson and wife, Paula W. Whitson by deed date June 7, 1955 from H. G. Hill Realty Company of record in Book 2437, page 118, Register's Office for Davidson County, Tennessee. Albert P. Whitson died on March 15, 2007.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 2331, page 27, Register's Office for Davidson County, Tennessee.
3. Covenants, conditions and restrictions as set forth in Warranty Deed recorded in Book 2437, page 118, Register's Office for Davidson County, Tennessee.