BOX 10-A

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

BILL GARRETT, Davidson County
Trans:T20090087863 DEEDWARR
Recvd: 12/31/09 10:34 3 pgs
Fees:18.00 Taxes:4717.50

20091231-0118852

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,275,000.00.

X _____
Affiant

Subscribed and sworn to before me, this 29 day of December, 2009.

_____
Notary Public

My Commission Expires: _____

Address New Owner As Follows:
Kenneth L. Sears and wife,
Cheryl Sears
5 Strawberry Hills
Nashville, TN 37215

Send Tax Bills To:
Farmington Financial Group,LLC
1912 21st Ave. South
Nashville, TN 37212
~~SAME~~

Map-Parcel Number:
130-12-0-A-042.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LARRY PEACH, EXECUTOR OF THE ESTATE OF IDANELLE MCMURRY,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **KENNETH L. SEARS AND WIFE, CHERYL SEARS,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Northumberland, of record in Book 6250, pages 128 and 129, Register's Office for Davidson County, Tennessee, and as amended by Surveyor's Certificate of Correction of record in Book 6836, page 194, 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 Idanelle McMurry by deed dated September 1, 1988, from Third National Bank in Nashville, of record at Book 7643, page 481, Register's Office for Davidson County, Tennessee; the said Idanelle McMurry having since died, testate and by will admitted to Probate in the Seventh Circuit Court of Davidson County, Tennessee, No. 09178781, Larry Peach was appointed as Executor and the subject property made a part of the Probate Estate, with Larry Peach, Executor having full authority to convey the subject property.

This conveyance is made subject to:

1. 2009 taxes, which have been prorated and shall be paid by Grantor.

2. Matters shown on the Plan of record at Book 6250, pages 128 and 129, and as amended by Surveyor's Certificate of Correction of record at Book 6836, page 194, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 6377, page 18, Register's Office for said County, and re-recorded at Book 6545, page 799, and at Book 8990, page 50, and at Book 11298, page 935 and Amended and Restated of record at Instrument No. 200106290068967, said Register's Office, and amended By-Laws at Book 7663, page 468 and 8919, page 45, Register's Office for said County.

4. Agreement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville & Davidson County, of record at book 6548, page 98; Book 6581, page 77 and Book 6581, page 80, Register's Office for Davidson County, Tennessee.

5. Easement to Metro Water Co., of record at Book 1108, page 379, Register's Office for Davidson County, Tennessee.

6. Easement retained in deed of record at Book 6835, page 21, Register's Office for Davidson County, Tennessee.

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

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 5 Strawberry Hills, Nashville, TN 37215.

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 I covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 29 day of December, 2009.

Larry Peach, Executor

Larry Peach, Executor of the
Estate of Idanelle McMurray

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LARRY PEACH, EXECUTOR** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29 day of December, 2009.

Notary Public

My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010