THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29242-12-2009** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,661,671.00. Affiant Subscribed and sworn to before me this 30th 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

WARRANTY DEED

Address New Owner: John Page Davidson, 4413 Warner Place Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 13010001000

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, **Jeffery C. Factor and wife, Shawn L. Factor**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Page Davidson and Nina H. Davidson, husband and wife,** ("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 4413 Warner 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 30th day of December, 2009.

Jeffery C. Factor

Shawn L. Factor

BILL GARRETT, Davidson County
Trans:T20090088011 DEEDWARR
Recvd: 12/31/09 14:00 2 pgs
Fees:13.00 Taxes:6148.18
20091231-0119095

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jeffery C. Factor and Shawn L. Factor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th 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

EXHIBIT "A"

Land in Davidson County, Tennessee, being the west 100 feet of Lot No. 28, on the Map of The Subdivision of Block "C" Belle Meade No. 2, of record in Book 421, Page 58, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 28 fronts 100 feet on the south side of Warner Place and runs back between line 345.75 feet more or less on the east line and 346 feet on the west line to a dead line on which it measures 100 feet.

Being the same property conveyed to Jeffrey C. Factor and wife, Shawn L. Factor by Deed dated 6/8/2004 from H. Newton Lovvorn, Jr. and wife, Janice R. Lovvorn of record in Instrument No. 20040617-0071889, Register's Office for Davidson County, Tennessee.

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 421, Page 58, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewer of record in Book 5787, Page 410, Register's Office for Davidson County, Tennessee.