BILL GARRETT, Davidson County
Trans:T20100001754 DEEDWARR
Recvd: 01/11/10 08:34 2 pgs
Fees:13.00 Taxes:4847.00
20100111-0002162

BOX #14A

G#22359-2

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	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,310,000.00. Affiant Subscribed and sworn to before me, this 8th day of January, 2010. Notary Public My Commission Expires: 2/24/13

Address New Owner As Follows:
Richard D. McRae III and Adrienne McRae
4208 Wallace Lane
Nashville, TN 37215

Send Tax Bills To:
New Owners

Map-Parcel Number:
130-04-0 093.00

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, **HR PROPERTIES OF TENNESSEE, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **RICHARD D. MCRAE III AND ADRIENNE MCRAE**, husband and wife, 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 the northerly 18 feet of Lot No. 57 and the southerly 114 feet of Lot No. 58 and a five foot strip on the east side of said lots on the Plan of Belle Meade Annex Subdivision, as of record in Book 547, page 66, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said Lot No. 57 and part of Lot No. 58 front together 132 feet on the easterly side of Wallace Lane, formerly Young's Lane, and together with said 5 foot strip extend back between parallel lines, 303 1/2 feet to a dead line.

Being the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership by deed from Alexander Hale Smith, Executor of the Estate of Elizabeth A. Smith, of record at Instrument No. 20080717-0073480, Register's Office for Davidson County, Tennessee

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

This conveyance is made subject to:

1. 2010 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 547, page 66, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 4286, page 809, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4208 Wallace Lane, 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 we covenant with the said Grantees that we are 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 ourselves, our 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 8th day of January, 2010.

HR PROPERTIES OF TENNESSEE,
a Tennessee general partnership

BY: _____
Galen Scott Haley, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GALEN SCOTT HALEY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 8th day of January, 2010.

_____
Notary Public

My Commission Expires: _____

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