Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

SPECIAL WARRANTY DEED

FROM: H. Rodes Hart, Jr., Grantor

This instrument was prepared by:

Lea W. Stouffer
6507 Brownlee Dr.
Nashville, Tennessee 37205

TO: Gregory P. Simpson, Grantee

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Number
Gregory P. Simpson 3 Waters Avenue Nashville, TN 37206	Same	083-07-0-017

STATE OF TN)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Five Thousand and No/100 Dollars ($305,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 31st day of December, 2009.

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 6-20-13

BILL GARRETT, Davidson County
Trans:T20100001889 DEEDWARRSP
Recvd: 01/11/10 11:51 5 pgs
Fees:28.00 Taxes:1128.50
20100111-0002411

FOR AND IN CONSIDERATION OF the sum of Three Hundred Five Thousand and No/100 Dollars ($305,000.00), the receipt and sufficiency of which are hereby acknowledged, H.

Rodes Hart, Jr. (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Gregory P. Simpson, unmarried (the "Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 3 Waters Avenue, Nashville, TN 37206.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns forever.

And Grantor does covenant and bind Grantor, his heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor has never made the Property his principle residence.

SIGNATURE PAGE TO FOLLOW.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

Witness my hand as of the 31st day of December, 2009.

H. Rodes Hart, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jan Bachus, a Notary Public of said County and State, personally appeared H. Rodes Hart, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name thereto.

Witness my hand and seal, at Office, this 21 day of December, 2009.

Notary Public

My Commission Expires: 1.7.2013

JAN L. BACHUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

EXHIBIT A

PROPERTY DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOT NOS. 9 AND 10 ON THE MAP OF GEORGE C. WATERS' ADDITION, OF RECORD IN BOOK 161, PAGE 141, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE NORTHERLY MARGIN OF WATERS AVENUE 144 FEET EAST OF THE EASTERLY MARGIN OF PORTER PIKE; THENCE NORTHERLY 160 FEET MORE OR LESS TO AN IRON PIN IN THE SOUTH MARGIN OF A 12 FOOT ALLEY 86 FEET EAST OF THE EASTERLY MARGIN OF PORTER PIKE; THENCE EASTERLY ALONG WITH THE SOUTHERLY MARGIN OF SAID ALLEY 60 FEET TO AN IRON PIN 57 FEET WEST OF THE NORTHWEST CORNER OF LOT NO. 8 ON SAID PLAN; THENCE SOUTHERLY 160 FEET TO AN IRON PIN IN THE NORTH MARGIN OF WATERS AVENUE 58 FEET WEST OF THE SOUTHWEST CORNER OF LOT NO. 8; THENCE ALONG THE NORTH MARGIN OF WATERS AVENUE WESTERLY 70 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to H. Rodes Hart, Jr. by deed recorded as Instrument No. 20091008-0093979 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Lien of 2009 Real Estate Taxes.

2. Right of possession by Gregory P. Simpson pursuant to the terms of that certain Occupancy Agreement for Buyer Prior to Closing effective December 4, 2009 by and among Grantor, Grantee and Karen A. Simpson in connection with the Property.

3. All other easements, restrictions and stipulations of record and all governmental laws, ordinances and regulations affecting the Property.